Karen Johnson Davidson County
Batch# 538630 DEEDWARR
12/21/2020 09:29:02 AM 2 pgs
Fees: $13.00 Taxes: $4,070.00
20201221-0150804

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$1,100,000.00.**

Affiant

Subscribed and sworn to before me, this the 14th day of December, 2020.

Notary Public

My commission expires:
(AFFIX SEAL)

ABBY BENSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES DECEMBER 15, 2021

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Stone Oak Builders, LLC, a Tennessee limited liability company	**Stone Oak Builders LLC, a Tennessee limited liability company**	**Map 130-08-0 Parcel 013.00**
PO BOX 1447	**P.O. Box 1447**	
Brentwood, TN	**Brentwood, TN 37024**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Benjamin Alan Williamson, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Stone Oak Builders, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Esteswood Estates, of record in Plat Book 1835, Page 101, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Said Lot No. 7 fronts 150 feet on the East side of Esteswood Lane and runs back between parallel lines 275 feet to a dead line.

Being all of the same property conveyed to A. Ray Williamson and wife, Elynor Williamson by Deed dated January 27, 1955, from Dan B. Yearwood and wife, Edith D. Yearwood of record in Book 2342 Page 576, Register's Office for Davidson County, Tennessee. The said A. Ray Williamson having since died on January 20, 2012, leaving Elynor Williamson as the surviving tenant by the entirety. The said Elynor Williamson (also known as Elynor S. Williamson) having since died testate on September 7, 2018. The said property was devised to Benjamin Alan Williamson pursuant to the Last Will and Testament of Elynor S. Williamson probated under Docket No. 18P-1689 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division and confirmed by the Executor's Quitclaim Deed dated May 9, 2019, to Benjamin Alan Williamson from Stephanie H. Gore and Benjamin A. Williamson, Co-Executors of the Estate of Elynor S. Williamson, of record in Instrument No. 20190514-0045519, Register's Office for Davidson County, Tennessee.

This conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Plat Book 1835, Page 101, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Easement for Sanitary Sewer and/or Storm Drainage of record in Book 4260, Page 393, Register's Office for Davidson County, Tennessee. (3) Taxes for the current year which were prorated and paid by the Grantor herein.

This is Improved (_X_) Unimproved (____) property, known as **4310 Esteswood Drive, Nashville, TN 37215**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this **14th** day of **December, 2020.**

Benjamin Alan Williamson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Benjamin Alan Williamson,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **14th** day of **December, 2020.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/17/21