THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 210132901

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $3,150,000.00.

Affiant

Subscribed and sworn to before me, this 5th day of May, 2021.

Notary Public
My Commission Expires: 01-06-25

STATE OF TENNESSEE NOTARY PUBLIC GEORGETTE R. KENNEDY DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 629938 DEEDWARR
05/06/2021 09:49:58 AM 2 pgs
Fees: $13.00 Taxes: $11,655.00
20210506-0060818

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
William D. Schock and Janet R. Schock 901 Van Leer Drive Nashville TN 37220	New Owner	Tax Parcel ID No. 132 13 0 074.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Stone Oak Builders, LLC, a Tennessee Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William D. Schock and Janet R. Schock, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 77 on the Oak Hill Valley Subdivision of record in Plat Book 1835, Page (s) 15 and 16, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Stone Oak Builders, LLC, a Tennessee limited liability company, by Warranty Deed from Joshua S. Bowling and Wendy S. Bowling, husband and wife, of record in Instrument No. 20200306-0025400, in the Register's Office of Davidson County, Tennessee, dated March 05, 2020 and recorded on March 06, 2020.

Being the same property conveyed to Joshua S. Bowling and Wendy S. Bowling, husband and wife, by Warranty Deed from Lena W. Carman, unmarried, of record in Instrument No. 20101220-0100992, in the Register's Office of Davidson County, Tennessee, dated December 17, 2010 and recorded on December 20, 2010.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Oak Hill Valley, as recorded in Plat Book 1835, Page(s) 15 and 16.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 1788, Page 186, Addendum of Restrictive Covenants recorded in Book 1809, Page 539 and Restrictions recorded in Book 1945, Page 498.

This is improved property located at 901 Van Leer Drive Nashville TN 37220

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5th day of May, 2021.

Stone Oak Builders, LLC

By: Joshua Robert Belville, Member

Stone Oak Builders, LLC

By: Stewart D. Bronson, Jr., Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Joshua Robert Belville and Stewart D. Bronson, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Members of Stone Oak Builders, LLC, the within named bargainor, and that he/she executed the foregoing instrument for the purposes therein contained, by signing the name of the company in his/her above-stated capacity.

Witness my hand, at office, this 5th day of May, 2021.

Notary Public
My Commission Expires: _____

