NEW OWNER:
MARK T. BROWN CONSTRUCTION, INC.
405 VAIL RUN
MT JULIET, TN 37122

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087

FILE NO: 21-2040

Map & Parcel
102160047.00

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 768762 **DEEDWARR**
12/07/2021 09:37:04 AM 3 pgs
Fees: $18.00 Taxes: $3,515.00
20211207-0161825

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Nine Hundred Fifty Thousand and 00/100 Dollars ($950,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **CYNTHIA HAILEY POPE is now known as CYNTHIA HAILEY STONE, married** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **MARK T. BROWN CONSTRUCTION, INC., a Tennessee corporation** ("Grantee"), its successors and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 233 on the Plan of Hillwood Estates, Section 10, as shown on the plat of the same of record in Plat Book 2331, Pages 95 and 96, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to CYNTHIA HAILEY POPE, unmarried by Warranty Deed from Kyle Aaron Lawing and wife, Suzanne Warren Lawing, dated March 27, 2015, and of record in Instrument No. 20150401-0028124, Register's Office for DAVIDSON County, Tennessee. Cynthia Hailey Pope is now known as Cynthia Hailey Stone by subsequent marriage to Bryan W. Stone.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY more commonly known as **531 WEST HILLWOOD DRIVE, NASHVILLE, TN 37205**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its successors and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 2331, Page 95 and 96, and any and all restrictions, existing roadways, easements and rights-of-way of record.

AND I, BRYAN W. STONE, husband of the said CYNTHIA HAILEY STONE, for the above consideration, do hereby join in this conveyance and by these presents do transfer and convey unto Grantees, as tenants by the entirety, their heirs and assigns, all right, title, interest and claim which I may have in and to the above described tract or parcel of land by virtue of the marital laws of the State of Tennessee or otherwise.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 3rd day of December, 2021.

Cynthia Hailey Stone
CYNTHIA HAILEY STONE

Bryan W. Stone
BRYAN W. STONE

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **CYNTHIA HAILEY STONE and BRYAN W. STONE**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 3rd day of December, 2021.

NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-18-2022

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The actual consideration or value, whichever is greater, for this transfer is **$950,000.00**.

AFFIANT

Sworn to and subscribed to before me this 3rd day of December, 2021.

NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-18-2022