THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 37175-06-2022**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $2,000,000.00. Affiant Subscribed and sworn to before me this 22nd day of July, 2022. Notary Public My Commission Expires:

VIRGINIA DESJARLAIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2025

WARRANTY DEED

Address New Owner: Stone Oak Builders, LLC, a Tennessee limited liability company P.O. Box 1447 Brentwood, TN 37024	**Send Tax Bills To:** Stone Oak Builders, LLC P.O. Box 1447 Brentwood, TN 37024	**Tax Information:** Map and Parcel No.: 13116001600

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, **Leslie M. Collins, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Stone Oak Builders, LLC , a Tennessee limited liability company** ("Grantee"), its successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1129 Sewanee Road, Nashville, TN 37220.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

Karen Johnson Davidson County
Batch# 893046 **DEEDWARR**
07/25/2022 09:43:10 AM 3 pgs
Fees: $18.00 Taxes: $7,400.00

20220725-0084501

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

IN WITNESS WHEREOF, Grantor has executed this instrument on the 22nd day of July, 2022.

Leslie M. Collins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Leslie M. Collins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of July, 2022.

Notary Public

My Commission Expires:

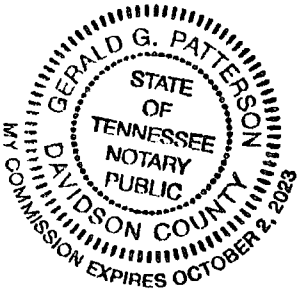


EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 13, Block A on the Map of Gateway Acres, of record in Book 974, Page 73, Register's Office for said County.

Said Lot No. 13, Block A fronts 282.5 feet on the southwesterly margin of Sewanee Road and extends back 223.8 feet on the northwesterly line and 216.5 feet on the southeasterly line to a dead line in the rear, measuring 136.0 feet thereon.

Being the same property conveyed to Leslie M. Collins, a single person, by deed dated March 8, 1995 from Ralph L. Brunson and spouse, Willie Belle Brunson of record in Book 9614, Page 842, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2022 City/County Taxes, a lien but not yet due and payable, which have been prorated by the parties and assumed by the Grantee.
2. Restrictive Covenants contained in an instrument of record in Book 1066, Page 402, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 974, Page 73, Register's Office for Davidson County, Tennessee.
4. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 5046, Page 1, Register's Office for Davidson County, Tennessee. Rights or claims of parties in possession.