THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 190822401

Karen Johnson Davidson County
Batch# 295291 DEEDWARR
10/03/2019 08:43:04 AM 2 pgs
Fees: $13.00 Taxes: $3,311.50
20191003-0100998

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $895,000.00.

Affiant

Subscribed and sworn to before me, this 1st day of October, 2019.

Notary Public
My Commission Expires: 1/17/21

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
James Maners and Elizabeth Maners 504 Neilwood Drive Nashville TN 37205	CapStar Bank 2002 Richard Jones Road, Suite 300A Nashville, TN 37215	Tax Parcel ID No. 115 14 0 027.00

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, **James A. Nation, Jr. and Stephanie S. Nation, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James Maners and Elizabeth Maners, 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. 716 on the PLAN OF WEST MEADE FARMS INC., SECTION VII of record in Book 2331, Page 13, Register's Office for Davidson County, Tennessee, to which Plan reference is made for a complete description.

Being the same property conveyed to James A. Nation, Jr. and Stephanie S. Nation, husband and wife, by Warranty Deed from Steven E. Anderson and Mindy L. Anderson, husband and wife, of record in Instrument No. 20160104-0000395, in the Register's Office of Davidson County, Tennessee, dated December 28, 2015 and recorded on January 04, 2016.

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 2019 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 PLAN OF WEST MEADE FARMS INC., SECTION VII, as recorded in Plat Book 2331, Page(s) 13.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 2340, Page 513 and Amendment in Book 2341, Page 221.

This is improved property located at 504 Neilwood Drive Nashville TN 37205

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 1st day of October, 2019.

James A. Nation, Jr.

Stephanie S. Nation

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, James A. Nation, Jr. and Stephanie S. Nation, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of October, 2019.

Notary Public

My Commission Expires: _____

WILLIAM T CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022

WILLIAM T CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022