This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-20-6484

Karen Johnson Davidson County
Batch# 377002 DEEDWARR
03/25/2020 08:36:30 AM 3 pgs
Fees: $18.00 Taxes: $1,024.90
20200325-0032176

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater, for this transfer is $277,000.00

Affiant

Subscribed and sworn to before me, this the 23rd day of March, 2020

Notary Public
My Commission Expires: 4-13-22

WILSON COUNTY TENNESSEE NOTARY PUBLIC MORGAN O'NEILL

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Richard Hincman and Chloe Hincman 1024 Tonyawood Drive Nashville, TN 37138	Everett Financial Inc., dba Supreme Lending 14801 Quorum Drive 300 Dallas, TX 75254	063 16 0B 205.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Raymond Murashige Fields, Sr. and Barbara J. Fields, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Richard Hincman, Jr. and Chloe Hincman, husband and wife**, 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:

Being Lot No. 287 on the Plan of Hampton Park (formerly Chitwood Downs), a Planned Unit Development, of record in Plat Book 6900, Pages 550-552, Certificate of Correction in Book 7462, Page 445, Surveyor's Certificate of Correction in Book 8110, Page 401 and Amendment in Book 8181, Page 112, in the Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Raymond Murashige Fields, Sr., and Wife, Barbara J. Fields, by Warranty Deed from Fox Ridge Homes, Inc., of record in Book 8457, Page 221, in the Register's Office of Davidson County, Tennessee, dated September 30, 1991 and recorded on October 03, 1991.

This is ☒ improved or ☐ unimproved property located at: **1024 Tonyawood Drive, Nashville, TN 37138.**

This conveyance is made subject to 1) Property taxes for the year 2020, and thereafter, a lien not yet due and payable. The 2020 taxes have been prorated between the parties as of the date of this instrument, with the Grantors paying their prorated share thereof to the Grantes who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and we do

covenant with 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. Whenever used, the singular number 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 23rd day of March, 2020.

GRANTOR:

Raymond Murashige Fields, Sr.

Barbara J. Fields

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Raymond Murashige Fields, Sr. and Barbara J. Fields, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 23rd day of March, 2020.

Notary Public
My Commission expires: 9-24-22

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Morgan O'Neill, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Morgan O'Neill, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

(SEAL)

My Commission Expires: 4/22/23

CELIA STEWART ROUSE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY