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. 35278-01-2020**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $800,000.00. Affiant Subscribed and sworn to before me this 14th day of April, 2020. Notary Public My Commission Expires:

HOLLY DEES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 7, 2021

WARRANTY DEED

Address New Owner: Jon B. Field 2004 Sunset Hills Terrace Nashville, TN 37215	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map and Parcel No.: 145 00 0 125 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, **Patricia Ligon and Herb Ligon, wife and husband**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jon B. Field, a married man** ("Grantee"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is unimproved property located at 2004 Sunset Hills Terrace, Nashville, TN 37215.

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 itself, its 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# 388514 DEEDWARR
04/20/2020 12:25:41 PM 3 pgs
Fees: $18.00 Taxes: $2,960.00
20200420-0041110

IN WITNESS WHEREOF, Grantor has executed this instrument on the 14th day of April, 2020.

Patricia Ligon

Herb Ligon

STATE OF Florida
COUNTY OF Pinellas

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Patricia Ligon and Herb Ligon, 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, at office, this 14 day of April, 2020.

Notary Public

My Commission Expires: 10/23/22

STEVEN TYLER FURROW
Notary Public - State of Florida
Commission # GG 270505
My Comm. Expires Oct 23, 2022
Bonded through National Notary Assn.

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of 2002 Tyne, as of record in Plat Book 6900, page 298, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Patricia Ligon and Herb Ligon, wife and husband, by deed dated March 30, 2007 from Webb J. Earthman and wife, Kathryn D. Earthman of record in Instrument No. 20070404-0040260, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2020, a lien, but not yet due and payable. Map and Parcel No. 145 00 0 125 00.
2. Restrictive Covenants contained in an instrument of record in Book 7341, page 704, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 6900, page 298, 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 6391, page 768 and Book 6447, page 746, Register's Office for Davidson County, Tennessee.