THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200527009** Karen Johnson Davidson County Batch# 403922 **DEEDWARR** 05/20/2020 03:52:03 PM 2 pgs Fees: $13.00 Taxes: $3,330.00 20200520-0052593	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $900,000.00. Affiant Subscribed and sworn to before me, this 19th day of May, 2020. Notary Public My Commission Expires: 9/1/20

JEFFREY LEE BROTHERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Cynthia W. Neuhoff 219 Burlington Place Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID 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, **Jon B. Field, a married man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Cynthia W. Neuhoff, a married woman**, ("Grantee"), 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. 1 on the Plan of 2002 Tyne of record in Plat Book 6900, Page 298, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jon B. Field, a married man, by Warranty Deed from Patricia Ligon and Herb Ligon, wife and husband, of record in Instrument No. 20200420-0041110, in the Register's Office of Davidson County, Tennessee, dated April 14, 2020 and recorded on April 20, 2020.

Said property was not the primary marital residence of Grantor.

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 2020 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 2002 Tyne, as recorded in Plat Book 6900, Page(s) 298.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictive Covenants recorded in Book 7341, Page 704.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 6391, Page 768 and Book 6447, Page 746.

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 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 19th day of May, 2020.

Jon B. Field

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jon B. Field, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of May, 2020.

Notary Public

My Commission Expires: _____

