Prepared by:
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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $525,000.00

Affiant

Subscribed and sworn to before me this 15th day of May, 2020.

Notary Public
My commission expires: 3/6/21

Karen Johnson Davidson County
Batch# 406966 DEEDWARR
05/28/2020 10:40:30 AM 4 pgs
Fees: $23.00 Taxes: $1,942.50
20200528-0054886

Address of New Owner:	Send Tax Bills to:	Tax Information
Jeffrey Allan Horn and Femke Aerts Horn	Synovus Bank	142-03-0-010
700 Stirrup Ct	800 Shades Creek Pkwy MS101	
Nashville, TN 37221	Birmingham, AL 35209	

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Larry Wayne Wakefield and Peggy A. Wakefield, husband and wife** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Jeffrey Allan Horn and Femke Aerts Horn, husband and wife,** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 1, Amended Reserve Tract, Walnut Hill Manor, Section One, of record in Instrument No. 20051104-0134156, Register of Deeds Office for Davidson County, Tennessee, to which reference is hereby made for a more comprehensive and accurate legal description.

Being the same property conveyed to Larry W. Wakefield and Peggy A. Wakefield, husband and wife, by deed from Steven Wayne Willis, of record in Instrument No, 20161207-0128180, Register's Office for Davidson County, Tennessee, and dated December 2, 2016.

This conveyance is made subject to the following:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attached, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I — Requirements are met.

2. Any discrepancies, conflicts, easements, boundary line disputes, any shortages in area, encroachments or protrusions, or overlapping of improvements which would be disclosed by an inspection and accurate survey of the premises.

3. Rights and claims of parties in possession.

4. Mechanics', Contractors' or Materialmen's liens and lien claims, if any, where no notice thereof appears on record.

5. Any facts, rights, interests or claims which are not shown by the public record, but which could be ascertained by an inspection of the land or by making inquiry by person(s) in possession thereof.

6. Liens, encumbrances, or claims thereof, which are not shown by the public record.

7. General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 142-03-0-010.

If improvements are completed after January 1 of any year the law requires supplemental assessments for the year in which improvements are completed, as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

8. All matters appearing on the plan of Walnut Hill Manor of record in Instrument No. 20051104-0134156 Register's Office for Davidson County, Tennessee.

9. Subject to the Covenant, Condition, or Restriction, recorded in Book 4643 Page 946, Book 4899 Page 206, Book 5057 Page 885, Book 5440 Page 138, and Book 5526 Page 322Register's Office for Davidson County, Tennessee.

10. Agreement for installation of Grinder-Pressure Sewer System of record in Instrument No. 20150410-0031614 Register's Office for Davidson County, Tennessee.

This property is improved property known as 700 Stirrup Court, Nashville, TN 37221

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives,

to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 15th day of May, 2020.

Larry Wayne Wakefield

Peggy A. Wakefield

STATE OF Florida
COUNTY OF Monroe

On this 14th day of May, 2020, before me personally appeared Larry Wayne Wakefield and Peggy A. Wakefield, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 14th day of May, 2020.

Notary Signature
My commission expires:

SUSANNE L JACKSON NOTARY PUBLIC STATE OF FLORIDA
My Comm. Expires January 26, 2021
No. GG 47175

Certificate of Authenticity

I, Steven Disser, 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.

Signature

State of TN

County of Davidson

Personally appeared before me, Melissa Shaffer, a notary public for this county and state, Steven Disser who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/8/22.

Notary's Seal (If on paper)

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON