THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 200829718

Karen Johnson Davidson County
Batch# 470815 **DEEDWARR**
09/04/2020 10:47:05 AM 2 pgs
Fees: $13.00 Taxes: $1,905.50

20200904-0101280

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $515,000.00.

Affiant

Subscribed and sworn to before me, this 1st day of September, 2020.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Metropolitan Construction, LLC 465 Beauchamp Circle Franklin, TN 37067	New Owner	Tax Parcel ID No. 115-08-0-016.00

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, **Gerald Wayne Mansfield , unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Metropolitan Construction, LLC, a Tennessee Limited Liability Company**, ("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(s) 68, as shown on the map entitled Brook Meade Section I, of record in Plat Book 2133, page 77, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to H. LEON MANSFIELD and wife, CLYDE M. MANSFIELD, by deed from J.C. SIEGRIST, OSCAR S. SIEGRIST, CARL S. SIEGRIST, WILLIAM H. SIEGRIST, WINNIE V. SIEGRIST AND MRS CHARLES E. DARLINGER, of record in Book 2240, page 57, dated October 19, 1953 , said Register's Office.

H. LEON MANSFIELD died on or about May 1, 1969, leaving CLYDE M. MANSFIELD as the surviving tenant by the entirety.

CLYDE M. MANSFIELD, AKA KATRENA CLYDE MANSFIELD died on or about February 16, 2000. Her Last Will and Testament, being filed in the Davidson County Probate Court, under Docket No. 00P-355, devised the subject property to her children, HERALD LEON MANSFIELD, JR. and GERALD WAYNE MANSFIELD.

Being further conveyed to GERALD WAYNE MANSFIELD, by deed from H. LEON MANSFIELD and wife, LAURA LEIGH MANSFIELD, AS TO THEIR ONE-HALF UNDIVIDED INTEREST, of record in Instrument No. 20010823-0091243 , dated August 15, 2001 , said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 115-08-0-016.00.

Matters shown on the Plan of record in Plat Book 2133, page 77, said Register's Office.

This is improved property located at 508 Davidson Road 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 September, 2020.

Gerald W. Mansfield

Gerald Wayne Mansfield

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Gerald Wayne Mansfield, 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 1st day of September, 2020.

J Anderson

Notary Public

My Commission Expires: _____

