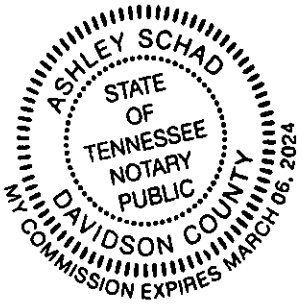
# WARRANTY DEED




State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $337,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of August, 2020

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Carmack Alexander Maxfield | New Owner | 161 06 0 194.00 |
| (NAME) | (NAME) | |
| (ADDRESS) | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, we, **Richard J. Flora and Lara K. Flora, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Carmack Alexander Maxfield and Jessica Maxfield, 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:

Land in Davidson County, Tennessee, being all of Lot 186 on the Plan of Section Two, Huntington Park, of record in Plat Book 4175, page 108, 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 Richard J. Flora and Lara K. Flora, husband and wife, by Warranty Deed from Robert B. Gregg and wife, Sharon F. Gregg, dated September 4, 2015, of record in Instrument No. 20150908-0091113, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 641 Tobylynn Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

**This conveyance is subject to the following: Taxes for the year 2020, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the Plan of record in Plat Book 4175, page 108; Restrictions of record in Book 4393, page 383; all of record in the Register's Office for Davidson County, Tennessee.**

Karen Johnson Davidson County
Batch# 471689 **DEEDWARR**
09/08/2020 01:11:54 PM 2 pgs
Fees: $13.00 Taxes: $1,250.23

20200908-0102020

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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 28th day of August, 2020.

Richard J. Flora

Lara K. Flora

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Richard J. Flora and Lara K. Flora, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 28th day of August, 2020.

Notary Public
My Commission Expires: _____

File No.: 32473

POLLY E. LAVIT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-17-2022