ADDRESS NEW OWNER	PARCEL NUMBER	SEND TAX BILLS TO:
BryMak & Associates, Inc. **1001 Progress Drive** **Clarksville, TN 37040**	**146 10 0 081.00**	**BryMak & Associates, Inc.** **1001 Progress Drive** **Clarksville, TN 37040**
This instrument prepared by: Bradley Arant Boult Cummings LLP (REW) 1600 Division Street, Suite 700, Nashville, Tennessee 37203		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **WENDY LYNN FIELD**, a married person, (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to **BRYMAK & ASSOCIATES, INC,** (the "Grantee"), a Tennessee corporation, Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in **EXHIBIT A**, which is attached hereto and incorporated herein by this reference (the "Property").

The property is conveyed subject to those matters shown on **EXHIBIT B** attached hereto and incorporated herein by reference (the "Permitted Exceptions").

This is improved property known as 5026 Franklin Pike, Nashville, Tennessee 37220.

TO HAVE AND TO HOLD, the Property with all appurtenances, estate, title and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

Grantor further covenants and binds herself to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $767,306.64.

Affiant

Subscribed and sworn to before me this 5th day of October, 2020.

Notary Public
My Commission Expires: 04-13-2021

MELISSA CRAVEN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Karen Johnson Davidson County
Batch# 489585 DEEDWARRSP
10/05/2020 02:48:46 PM 4 pgs
Fees: $23.00 Taxes: $2,839.03

20201005-0115156

Jon B. Field, spouse of Grantor, joins in this execution of this deed to convey to Grantee any and all right title and interest he me hold in the property, whether by virtue of marriage or otherwise.

This instrument is being prepared at the request of the parties without the benefit of a title examination and is based solely on information provided by the Grantor and Grantee.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal, this 2nd day of October, 2020.

GRANTOR:

Wendy Lynn Field

Jon B. Field

STATE OF TENNESSEE)
COUNTY OF Montgomery

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Wendy Lynn Field**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and notarial seal at office in Clarksville, Tennessee, on this the 2nd day of October, 2020.

Notary Public

My Commission Expires: 8/16/22

ANN FARMER
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY
MY COMMISSION EXPIRES 8-16-2022

STATE OF TENNESSEE)
COUNTY OF Montgomery)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jon B. Field**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and notarial seal at office in Clarksville, Tennessee, on this the 2nd day of October, 2020.

Notary Public

My Commission Expires: 8/16/22

ANN FARMER
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY
MY COMMISSION EXPIRES 8-16-2022

EXHIBIT A

(Legal Description)

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Final Plat, Lots 5, 6 & 20, Ragland Estates, of record in Plat at Instrument No. 20130816-0086303, in the 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 Wendy Lynn Field, a married woman, by warranty deed from Gayron Lytle and Naomi Lytle, husband and wife, of record in Instrument No. 20200430-0045289, Register's Office for Davidson County, Tennessee

EXHIBIT B

(Permitted Exceptions)

1. Real property tax for Davidson County for the current year, a lien but not yet due and payable.

2. All matters shown on the plan of record at Instrument No. 20130816-0086303, in the Register's Office for Davidson County, Tennessee.