THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210535091**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,350,000.00. Affiant Subscribed and sworn to before me, this 9th day of June, 2021. Notary Public My Commission Expires:

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 654746 **DEEDWARR**
06/11/2021 11:00:08 AM 2 pgs
Fees: $13.00 Taxes: $4,995.00

20210611-0078909

WARRANTY DEED

Address New Owner: Maryemma Warfield and Andrew Warfield 211 Mayfair Road Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 103-12-0-172.00

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, **J. Richard Navarre, II and Melissa Lynn McPheeters, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Andrew T. Warfield and Maryemma Warfield, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, being Lot No. 20 and the southeasterly 30 feet of Lot No. 21 of Block "D " on the Plan of Cherokee Park, Section 1, of record in Plat Book 547, page 169, Register's Office for Davidson County, Tennessee and further described as follows:

Said Lot No. 20 and part of Lot No. 21 adjoin and front together 90 feet on the southwesterly margin of Mayfair Road and run back 194.58 feet on the southeasterly line of Lot No. 20 and 195 feet, more or less, on the northwesterly line of part of Lot No. 21 to a dead line in the rear measuring 86 feet thereon.

Being the same property conveyed to J. RICHARD NAVARRE II and MELISSA LYNN MCPHEETERS, HUSBAND AND WIFE, by deed from JAMES N. BOWEN and wife, LAURA J. BOWEN, of record in Instrument No. 20070619-0073242 , dated June 18, 2007 , 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 2021 and subsequent years for Map-Par. 103-12-0-172.00.

Matters shown on the Plan of record in Plat Book 547, page 169, said Register's Office.

This is improved property located at 211 Mayfair 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: RSB-VRDS-21-211

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 9th day of June, 2021.

J. Richard Navarre, II by his Attorney-in-Fact

J. Richard Navarre, II by Shira Kingrey, his Attorney-in-Fact

Melissa Lynn McPheeters by her Attorney-in-Fact

Melissa Lynn McPheeters by Shira Kingrey, her Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Shira Kingrey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for J. Richard Navarre, II and Melissa Lynn McPheeters and that she is authorized by J. Richard Navarre, II and Melissa Lynn McPheeters to execute this instrument on their behalf.

Witness my hand, at office, this 9th day of June, 2021.

J Anderson
Notary Public

J. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

My Commission Expires: _____