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THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210836656**	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 2nd day of September, 2021. Notary Public My Commission Expires: 7/9/2023

Karen Johnson Davidson County
Batch# 710239 DEEDWARR
09/03/2021 03:25:38 PM 2 pgs
Fees: $13.00 Taxes: $1,905.50

20210903-0119114

LYDIA H. WEAVER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Commission Expires JULY 9, 2023

WARRANTY DEED

Address New Owner: Peter R. Greenfield, Jr and Stephanie G. Greenfield 924 Percy Warner Blvd Nashville TN 37205	Send Tax Bills To: CapStar Bank 2002 Richard Jones Rd, Ste 300A Nashville, TN 37215	Tax Information: Tax Parcel ID No. 129 16 0 006.00

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, **Danette W. Thurman and William R. Thurman Jr., wife and husband** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Peter R. Greenfield, Jr and Stephanie G. Greenfield, husband and wife**, ("Grantees"), 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 No. 95 on the Plan of Warner Park Valley, Section 1, as of recorded in Book 3600, Pages 12, 13 and 14, Register's Office for said County.

Said lot fronts 100 feet on the Easterly side of Percy Warner Boulevard, and runs back between parallel lines, 150 feet to the right of way of the L & N Railroad, measuring 100 feet thereon.

Being the same property conveyed to Danette W. Thurman and William R. Thurman Jr., wife and husband, by Warranty Deed from H. Wallace Parker and wife, Martha R. Parker, of record in Instrument No. 20180405-0031872 in the Register's Office of Davidson County, Tennessee, dated April 2, 2018 and recorded on April 5, 2018.

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.

Taxes and assessments for the year 2021 and subsequent years, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section 1, Warner Park Valley, as recorded in Plat Book 3600, Page(s) 12, 13 and 14.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 3466, Page 89, and amended in Book 3577, Page 511; Book 3702, Page 465 and Book 3770, Page 81.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 3502, Page 153.

This is improved property located at 924 Percy Warner Blvd 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 2nd day of September, 2021.

Danette W. Thurman

William R. Thurman Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Danette W. Thurman and William R. Thurman Jr., with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of September, 2021.

Notary Public
My Commission Expires: _____

