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

CRT File No. 210836936

Karen Johnson Davidson County
Batch# 712244 **DEEDWARR**
09/09/2021 11:55:00 AM 2 pgs
Fees: $13.00 Taxes: $4,260.55

20210909-0120786

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,151,500.00.

Affiant

Subscribed and sworn to before me this 8th day of September, 2021.

Notary Public
My Commission Expires:

ASHLEY SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
William M. Warfield, Trustee 2002 Richard Jones Rd, C-200 Nashville, TN 37215	New Owner	Tax Parcel ID No. 103 03 0 244.00

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, **James Gregory Simons and Shanon Denise Simons, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William M. Warfield, Trustee of the Janet B. Warfield Family Trust, dated December 24, 2012**("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. 2, Block 19 on the Map of A Part of Sylvan Park, as of record in Plat Book 332, Page 104, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to James Gregory Simons and wife, Shanon Denise Simons, by Warranty Deed from Christopher Haynes and wife, Melissa R. Haynes and Jason Bockman, Married , of record in Instrument No. 20110119-0005114, in the Register's Office of Davidson County, Tennessee, dated January 14, 2011 and recorded on January 19, 2011.

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 A Part of Sylvan Park, as recorded in Plat Book 332, Page(s) 104.

This is improved property located at 4703 Nebraska Avenue Nashville TN 37209

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 8th day of September, 2021.

James Gregory Simons

Shanon Denise Simons

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, James Gregory Simons and Shanon Denise Simons, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of September, 2021.

Notary Public

My Commission Expires: _____

