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

CRT File No. 210836615

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $275,000.00.

Affiant

Subscribed and sworn to before me, this 1st day of October, 2021.

Notary Public
My Commission Expires: _____

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

Karen Johnson Davidson County
Batch# 730166 **DEEDWARR**
10/05/2021 11:15:45 AM 2 pgs
Fees: $13.00 Taxes: $1,017.50

20211005-0133690

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Ashlyn E. Davis and Philip M. Wyman 590 Highcrest Drive Nashville TN 37211	New Owner	Tax Parcel ID No. 147 14 0 040.00

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, **CBF Tennessee Holdings, LLC, a Texas Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ashlyn E. Davis and Philip M. Wyman, wife and husband**, ("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. 32 on the Plan of Whispering Hills, Section I of record in Plat Book 2331, Page (s) 82 through 84, inclusive, 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 CBF Holdings, LLC, a Texas limited liability company, by Warranty Deed from Brandon Harwood and Sydney Harwood, husband and wife, of record in Instrument No. 20190715-0068733, in the Register's Office of Davidson County, Tennessee, dated July 03, 2019 and recorded on July 15, 2019.

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 Whispering Hills, Section I, as recorded in Plat Book 2331, Page(s) 82, 83 & 84.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2481, Page 499.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 6021, Page 857.

This is improved property located at 590 Highcrest Drive Nashville TN 37211

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 28th day of September, 2021.

CBF Tennessee Holdings, LLC

Cynthia B. Fowler

By: Cynthia B. Fowler, Sole Member

STATE OF Oklahoma)
COUNTY OF Tulsa)

Before me, the undersigned, of the State and County aforesaid, personally appeared Cynthia B. Fowler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Sole Member of CBF Tennessee Holdings, LLC, the within named bargainor, and that he/she executed the foregoing instrument for the purposes therein contained, by signing the name of the company in his/her above-stated capacity.

Witness my hand, at office, this 28th day of September, 2021.

Notary Public
My Commission Expires: 08/05/2023

