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

**CRT File No. 210837004**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is: $1,400,000.00.

Affiant

Subscribed and sworn to before me, this 12th day of October, 2021.

Notary Public
My Commission Expires: 7/9/24

JEFFREY LEE BROTHERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 737714 **DEEDWARR**
10/15/2021 11:27:33 AM 2 pgs
Fees: $13.00 Taxes: $5,180.00
20211015-0138909

## WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| John Voigt and Virginia Voigt | CapStar Bank | Tax Parcel ID No. |
| 504 Neilwood Drive | 2002 Richard Jones Rd, Ste 300A | 115-14-0-027.00 |
| Nashville TN 37205 | Nashville, TN 37215 | |

**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 Maners and Elizabeth Maners, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **John Robert Voigt Jr. and Virginia Anne Fowler Voigt, 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, Tennessee, being Lot(s) 716, as shown on the map entitled Plan of West Meade Farms Inc. Section VII, of record in Plat Book 2331, page 13, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to JAMES MANERS and ELIZABETH MANERS, HUSBAND AND WIFE, by deed from JAMES A. NATION, JR. AND STEPHANIE S. NATION, HUSBAND AND WIFE, of record in Instrument No. 20191003-0100998, dated October 1, 2019, 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. 115-14-0-027.00.

Matters shown on the Plan of record in Plat Book 2331, page 13, said Register's Office.

This is improved property located at 504 Neilwood Drive 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 12th day of October, 2021.

James Maners

James Maners

Elizabeth Maners

Elizabeth Maners

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, James Maners and Elizabeth Maners, 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 12th day of October, 2021.

Notary Public

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022

My Commission Expires: _____