Karen Johnson Davidson County
Batch# 747498 DEEDWARR
11/02/2021 08:41:05 AM 2 pgs
Fees: $13.00 Taxes: $1,036.00
20211102-0146289

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF OCTOBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 12/18/2022
(AFFIX SEAL)

RICK G. MANSFIELD STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF21-102163

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Deidra I. Layne	Mortgage Investors Group	
(NAME)	(NAME)	
2638 Nashboro Boulevard	8320 E. Walker Springs Lane, #200	135-12-0E-304.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Knoxville TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED EIGHTY THOUSAND AND NO/100 DOLLARS ($280,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **ISAAC J. FIELDS AND MORGAN FIELDS, HUSBAND AND WIFE, AS JOINT TENANTS,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DEIDRA I. LAYNE,** ** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

** an unmarried woman

Land in Davidson County, Tennessee, being Unit No. 304, Tract No. 21, of Nashboro Village at Fairway Pointe, Phase Two, of record in Plat Book 4660, Page 159, and as shown on amendment to Declaration of Covenants, Conditions, and Restrictions for Fairway Pointe Homeowner's Association, Inc., of record in Instrument 20050222-0018814, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Sonya Cliff, a single woman by Warranty deed from Jordon M. Hull, an unmarried man of record in Instrument No. 20161104-0116764, Register's Office for Davidson County, Tennessee, dated October 27, 2016 and recorded on November 04, 2016.

Being the same property conveyed to Isaac J. Fields and Morgan Fields, husband and wife, as joint tenants by Warranty deed from Sonya Cliff, a single woman of record in Instrument No.

20210208-0017601, Register's Office for Davidson County, Tennessee, dated February 04, 2021 and recorded on February 08, 2021.

THIS CONVEYANCE IS MADE SUBJECT TO: Further to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 2638 Nashboro Boulevard, Nashville, TN 37217
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 27th day of October, 2021

Isaac J. Fields By: Taylor Rabon HIS AIF
Isaac J. Fields By: Taylor Rabon,
His Attorney in Fact

Morgan Fields By: Taylor Rabon Her AIF
Morgan Fields By: Taylor Rabon,
His Attorney in Fact

STATE OF TN
COUNTY OF DAVIDSON

On this the 27th day of October, 2021, before me personally appeared Taylor Rabon to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Isaac J. Fields and Morgan Fields and who acknowledged he/she/they executed the same as the free act and deed of the said Isaac J. Fields and Morgan Fields.

Witness my hand and official seal, this the 27th day of October, 2021.

Cheryl Buckingham
Notary Public

My Commission Expires: 05-05-2025

(SEAL)

Cheryl Buckingham
STATE OF TENNESSEE NOTARY PUBLIC
Davidson COUNTY