WARRANTY DEED

Karen Johnson Davidson County
Batch# 761410 DEEDWARR
11/29/2021 09:09:21 AM 2 pgs
Fees: $13.00 Taxes: $15,632.50

20211129-0156771

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $4,225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 23 DAY OF November, 20 21.

Notary Public

MY COMMISSION EXPIRES: 2-4-23

(AFFIX SEAL)

Stephanie A. Glenn
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Aubrey T. and Destiny R. Preston	ServisFirst Bank	
(NAME)	(NAME)	
203 Evelyn Avenue	2500 Woodcrest Place	116-06-0-006.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Birmingham AL 35209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **WILLIAM M. WARFIELD, TRUSTEE OF THE JANET B. WARFIELD FAMILY TRUST U/A/D DECEMBER 24, 2012**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AUBREY T. PRESTON AND DESTINY R. PRESTON, HUSBAND AND WIFE,** 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:

Land in Davidson County, Tennessee, being part of Lot No. 15 in "Deerfield", a subdivision of part of the Home Place of Johnson Bransford and wife, Anna Mary Bransford, as of record in Plat Book 547, Pages 191 and 192. Register's Office for said County, described as follows:

Beginning at a point in the southwesterly margin of Evelyn Avenue, which point is 25 feet northwest of the common corner of Lots Nos. 6 and 15 in said plan, as measured along the southwesterly margin of Evelyn Avenue, continuing thence with the southwesterly margin of Evelyn Avenue, 611 feet and 9 inches, more or less, to a point in the southeasterly margin of the Harding Road, which point is the northeast corner of said Lot No. 15; continuing thence with the Harding Road in a southwesterly direction 254 feet 8 inches to a point, being Ward's corner and a common corner of Lots Nos. 14 and 15 in said plan; running thence in a southeasterly direction with Ward's line and the common boundary line of Lots Nos. 14 and 15 in said plan, 551 feet 5 inches to a point, which point is 25 feet northwest of the common boundary line of Lots 6 and 15 in said plan, as measured along the common boundary line of said Lots Nos. 14 and 15; and running thence in a northeasterly direction in a straight line parallel with the common boundary line of Lots Nos. 6 and 15 in said plan, 226 feet 6 inches, more or less, to the point of beginning.

Being the same property conveyed to William M. Warfield, Trustee of the Janet B. Warfield Family Trust U/A/D December 24, 2012, by Warranty Deed from Alexander C. McLeod and wife, Dorothy W. McLeod, as equal tenants in common, of record in Instrument No. 20151001-0099664, Register's Office for Davidson County, Tennessee, dated September 30, 2015, and recorded on October 01, 2015.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 203 Evelyn Avenue, Nashville, TN 37205
(Hcuse Number) (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 hand this 22 day of November, 2021

JANET B. WARFIELD FAMILY TRUST U/A/D DECEMBER 24, 2012

BY: _____

WILLIAM M. WARFIELD, TRUSTEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, William M. Warfield, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, who further acknowledge that he is the Trustee of Janet B. Warfield Family Trust U/A/D December 24, 2012, and who further acknowledged by said Trust Agreement to execute the within instrument as Trustee of said Trust.

Witness my hand and official seal this 22 day of November, 2021.

Commission expires: 10/2/23

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public