THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220239508**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,405,000.00. Affiant Subscribed and sworn to before me, this 7th day of March, 2022. Notary Public My Commission Expires: 2/26/2025

KAREN BOSWELL NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 02/26/2025 DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 819092 DEEDWARR
03/10/2022 11:04:36 AM 2 pgs
Fees: $13.00 Taxes: $5,198.50

20220310-0027721

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Walter R. Aiken and Kelli E. Barnes 4612 Skymont Drive Nashville TN 37215	New Owner	Tax Parcel ID No. 131 14 0 006.00

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, **Alissa Mansfield and Brett Mansfield, wife and husband** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Walter R. Aiken and Kelli E. Barnes, husband and wife**, ("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. 260 on the Plan of Section Two, Tynewood Estates of record in Plat Book 2900, Page (s) 89 and 90, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 260 fronts 241.1 feet on the Easterly side of Skymont Drive and extends back 200.9 feet on the Northerly line and 216.5 feet on the Southerly line to a dead line, measuring 279.1 feet thereon.

Being the same property conveyed to Brett Mansfield and Alissa Mansfield, husband and wife, by Warranty Deed from Stephen Lloyd Johnson, executor of the estate of Lee Ensign Johnson, Jr., deceased, of record in Instrument no. 20171107-0114646, in the Register's Office of Davidson County, Tennessee, dated November 02, 2017 and recorded on November 07, 2017.

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 2022 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 Section Two, Tynewood Estates, as recorded in Plat Book 2900, Page(s) 89 and 90; .

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 3069, Page 566 and Extended in Book 8092, Page 372.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 5608, Page 988.

This is improved property located at 4612 Skymont Drive Nashville TN 37215

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 7th day of March, 2022.

Alissa Mansfield

Brett Mansfield

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Alissa Mansfield and Brett Mansfield, 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 7th day of March, 2022.

Notary Public
My Commission Expires: _____

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

G-VRES-22-4612