35648-9

WARRANTY DEED

Karen Johnson Davidson County
Batch# 833056 DEEDWARR
04/01/2022 10:33:14 AM 2 pgs
Fees: $13.00 Taxes: $1,461.50

20220401-0037918

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$395,000.00**.

James Richfield
Affiant

Subscribed and sworn to before me, this the 31st day of March, 2022.

Notary Public

My commission expires: 9/8/25
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc., 2927 Berry Hill Drive, Nashville, TN 37204-3126
Record and return to: , *V2985&,

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
James E Richfield and Baylor Richfield	**Gateway Mortgage Group, a Division of Gateway First Bank**	**129-15-135.00**
814 Percy Warner Blvd	**244 South Gateway Place**	
Nashville, TN 37205	**Jenks, OK 74037**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Dennis W. Overlock and Susan M. Overlock

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

James E Richfield and Baylor Richfield, 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 Lot No. 6 on the Final Plat of Warner Glen Subdivision, of record in Plat Book 9700, page 67, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Dennis W. Overlock and Susan M. Overlock, by Warranty Deed dated April 22, 2016, from R. Garry Chaffin, a married man, of record in Instrument No. 20160425-0039976, Scrivener's Affidavit of Warranty Deed, dated 06/01/2016, of record in Instrument No. 20160602-0055295, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following:

The Plan of record in in Plat Book 9700, page 67, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

Restrictive Covenants contained in instrument of record in Book 3502, page 153, said Register's Office.

Declaration of Covenants, Conditions and Restrictions for Warner Glen Subdivision, of record in Book 10000, Page 859, Register's Office for Davidson County, Tennessee.

Easement as set forth in Book 2703, page 208, said Register's Office.

Deed of Conveyance by the Metropolitan Government of Nashville & Davidson County, Department of Water and Sewerage Services, of record in Book 4503, page 928, said Register's Office.

Grant of Underground Utility Easement to the Metropolitan Government of Nashville and Davidson County, acting by and through the Electric Power Board of said Government of record in Book 9946, page 512, said Register's Office.

Easements as setout in the Installment Deed of record in Book 3930, page 192, said Register's Office.

Storm Water Detention Agreement of record in Book 6145, page 329, said Register's Office.

This is improved property, known as **814 Percy Warner Blvd, Nashville, TN 37205**

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 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 **31st** day of **March, 2022.**

Dennis W. Overlock

Susan M. Overlock

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Dennis W. Overlock and Susan M. Overlock,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **31st** day of **March, 2022.**

Notary Public

My Commission Expires: 9/8/25

