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THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230143445** Karen Johnson Davidson County Batch# 978249 DEEDWARR 03/08/2023 12:45:55 PM 2 pgs Fees: $13.00 Taxes: $7,770.00 20230308-0016731	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $2,100,000.00. Affiant Subscribed and sworn to before me, this 7th day of March, 2023. Notary Public My Commission Expires: 7/16/2026 LYDIA H WEAVER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Peter R. Greenfield, Jr. and Stephanie G. Greenfield 133 Keyway Drive Nashville TN 37205	Send Tax Bills To: CapStar Bank 2002 Richard Jones Rd #300A Nashville, TN 37215	Tax Information: Tax Parcel ID No. 129-04-0-099.00

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, **James B. Fields and Christy C. Fields, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Peter R. Greenfield, Jr. and Stephanie G. Greenfield, 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 No. 2 on the Plan of Resubdivision of Lot 67, West Meade Farms, Section 3, of record as Instrument No. 20070606-0068094, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to JAMES B. FIELDS and CHRISTY C. FIELDS, HUSBAND AND WIFE, by deed from HR PROPERTIES OF TENNESSEE, A TENNESSEE GENERAL PARTNERSHIP, of record in Instrument No. 20080919-0095843 , dated September 17, 2008 , 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 2023 and subsequent years for Map-Par. 129-04-0-099.00.

Matters shown on the Plan of record in Instrument No. 20070606-0068094, said Register's Office.

Easement(s) as retained in Ordinance No. 94-1021, Metro Clerk's Office of Davidson County, Tennessee.

This is improved property located at 133 Keyway 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 7th day of March, 2023.

James B. Fields

Christy C. Fields

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, James B. Fields and Christy C. Fields, 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, 2023.

Notary Public

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

My Commission Expires: _____