Karen Johnson Davidson County
Batch# 1021109 DEEDWARR
06/29/2023 04:03:30 PM 4 pgs
Fees: $23.00 Taxes: $1,097.05
20230629-0049926

This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20238209 **After Recording Return To The Above.**	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$296,500.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale. Affiant Sworn to and subscribed before me this 28 day of June, 2023. Notary Public My Commission Expires: 3/9/2027

John M. Wells State of Tennessee Notary Public Davidson County

WARRANTY DEED

THIS INDENTURE, made this 28 day of June, 2023, among:

GINGER GRAHAM CAGLE AND DON GILBERT CAGLE, WIFE AND HUSBAND AND LYDIA ANN CAGLE, A SINGLE WOMAN

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

CALEB BRADLEY FIELDS, A SINGLE PERSON

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Unit 178, Westfield Condominiums, as established under Master Deed of record in Book 6678, page 771, Register's Office for Davidson County, Tennessee, to which Master Deed reference is hereby made for a more complete description thereof, together with an undivided interest in the common elements as shown on said Master Deed.

Being the same property conveyed to Ginger Graham Cagle and Don Gilbert Cagle, husband and wife and Lydia Ann Cagle, a single woman by deed from Laralee Page and Adam Page, wife and husband, dated September 16, 2022, of record in Instrument No. 20220916-0103435, Register's Office for Davidson County, Tennessee.

This property being known as 178 Westfield Drive, Nashville, TN 37221.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Ginger Graham Cagle

Don Gilbert Cagle

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Ginger Graham Cagle and Don Gilbert Cagle**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of June, 2023.

Notary Public
My Commission Expires: 3/9/27

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Lydia Ann Cagle

Lydia Ann Cagle

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Lydia Ann Cagle**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of June, 2023.

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 3/9/27

Owner Name & Property Address:

Name: CALEB BRADLEY FIELDS
Address: 178 Westfield Drive
City, State, Zip: Nashville, TN 37221

Responsible Party For Taxes:

Name: Shelter Lending Services, LLC
Address: 1245 Cheyenne Avenue, Suite 304B/304C
City, State, Zip: Grafton, WI 53024

Tax ID: 128-13A-178.00

CERTIFICATE OF AUTHENTICITY

I, Jennifer D Stacy do hereby make oath that I am a licensed attorney and/or custodian of the original version of the electronic document tendered for registration herewith, and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 6-29-2023.

Affiant

Date: 6-29-2023

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn to and subscribed before me this 29th day of June, 2023

Notary Public

My Commission Expires: 1/6/25

KATHERINE ANN HEDRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY