THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250350375**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $650,000.00 Affiant Subscribed and sworn to before me, this 1st day of May, 2025 Notary Public My Commission Expires

MISTY M. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-17-2027

Karen Johnson
Batch # 1269705
05/07/2025 08 09 07 AM
Fees $13 00 Taxes $2,405 00

Davidson County
DEEDWARR
2 pgs

20250507-0035486

WARRANTY DEED

Address New Owner: Lance Fletcher Fair and Mary Grace Fair 415 Barrywood Drive Nashville TN 37211	Send Tax Bills To: CMG Mortgage Inc. 3160 Crow Canyon Rd. Suite 400 San Ramon, CA 94583	Tax Information: Tax Parcel ID No. 146 12 0 150.00

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, **Leigh S. Townes and John J. Townes, wife and husband** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Lance Fletcher Fair and Mary Grace Fair, 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. 335 in SECTION FIVE, CRIEVE HALL ESTATES, as of record in Book 2133, Page 91, said Register's Office. Said Lot No. 335 Fronts 104.9 feet on the Southerly side of Barrywood Drive and runs back 297.9 feet on the Easterly line and 299 feet on the Westerly line to a dead line, measuring 72 feet thereon.

Being the same property conveyed to Leigh S. Townes and John J. Townes, wife and husband, by Warranty Deed from Atkins & Associates Home Builders, Incorporated, of record in Instrument No. 20160229-0018836, in the Register's Office of Davidson County, Tennessee, dated February 26, 2016 and recorded on February 29, 2016.

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.

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 FIVE, CRIEVE HALL ESTATES, as recorded in Plat Book 2133, Page(s) 91

Covenants, Conditions and Restrictions as set forth in Building Restrictions recorded in Book 2277, Page 110.

Rights of upper and lower riparian owners to the flow of the waters of the Unnamed, free from diminution or pollution.

This is improved property located at 415 Barrywood Drive Nashville TN 37211

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 1st day of May, 2025

Leigh S. Townes

John J. Townes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Leigh S Townes and John J. Townes, 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, at office, this 1st day of May, 2025.

Notary Public
My Commission Expires: _____

