Box 36

*THIS INSTRUMENT PREPARED BY:*
*Douglas A. Brace, Reg. #3485*
*ORTALE, KELLEY, HERBERT & CRAWFORD*
*330 Commerce Street, Suite 110*
*Nashville, TN 37201*
*(615) 256-9999*

*File No. 27942SP*

BILL GARRETT, Davidson County
Trans:T20150002739 DEEDWARR
Recvd: 01/12/15 14:56 3 pgs
Fees:18.00 Taxes:2682.50
20150112-0003237

*STATE OF TENNESSEE]*
*COUNTY OF DAVIDSON]*

*The actual consideration for this transfer is $725,000.00.*

*Affiant*

*SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF JANUARY, 2015.*

*Notary Public*

APRIL N. BRADLEY NOTARY PUBLIC STATE OF TENNESSEE SMITH COUNTY

*My commission expires:* 9.12.17

**Name and Address of New Owner:**

LZDL Properties, LLC
5001 Hill Place
Nashville, TN 37205

**Send Tax Bills To:**

New Owner

**Street Address of Subject Property:**

140 Windsor Drive
Nashville, TN 37205

**Map and Parcel:**

130-1-082

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **GEORGE A. BURKE, JR. and wife, LEA L. BURKE,** hereinafter called "**GRANTORS,**" have bargained and sold, and by these presents do transfer and convey unto **LZDL PROPERTIES, LLC,** a Tennessee limited liability company, hereinafter called "**GRANTEE,**" its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, and being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 140 on the Map of the Bransford Realty Company's Belle Meade Golf Links Subdivision of record in Plat Book 421, pages 94 and 95, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Said Lot No. 140 fronts 60 feet on the northerly side of Windsor Drive, and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to George A. Burke, Jr. and wife, Lea L. Burke, by Warranty Deed from William W. Perry and wife, Angela Jordan-Perry, of record as Instrument No. 20081013-0103015 in the Register's Office for Davidson County, Tennessee.

This is improved real estate located at 140 Windsor Drive, Nashville, TN 37205.

The conveyance of the above described parcel of improved real estate is subject to:

1. Metropolitan Nashville/Davidson County real property taxes for 2015, a lien, but not yet due and payable, which have been prorated between the parties and assumed by Grantee.

2. All matters shown on Plan of record in Plat Book 421, pages 94 and 95, in the Register's Office for Davidson County, Tennessee.

3. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of ways for public utilities applicable to the property.

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and Grantors do covenant with the said Grantee that they 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 Grantors further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said Grantee, its successors 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** our hands this 9th day of January, 2015.

**GEORGE A. BURKE, JR.**

**LEA L. BURKE**

**STATE OF TENNESSEE]**
**COUNTY OF DAVIDSON ]**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **GEORGE A. BURKE, JR. and wife, LEA L. BURKE,** the bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

**WITNESS** my hand and seal at office, this the 9th day of January, 2015.

APRIL M. BRADLEY NOTARY PUBLIC STATE OF TENNESSEE SMITH COUNTY

**NOTARY PUBLIC**

**My commission expires:** 9.12.17

*F:\DAB\140 Windsor Drive - Warranty Deed.doc*
*27942SP*