NEW OWNER:

Benjamin H. Bodzy
Allison J. Bodzy
4311 Lindawood Drive
Nashville, TN 37215

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 17-0398 KP

130-08-0K-002.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20170064283 DEEDWARR
Recvd: 07/26/17 15:37 3 pgs
Fees:18.00 Taxes:4671.25
20170726-0075873

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Million Two Hundred Sixty-Two Thousand Five Hundred and 00/100 Dollars ($1,262,500.00)** cash in hand paid, the receipt of which is hereby acknowledged, **4309 LINDAWOOD, LLC, A TENNESSEE LIMITED LIABILITY**("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **BENJAMIN H. BODZY AND ALLISON J. BODZY, HUSBAND AND WIFE** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit 4311, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Lindawood Drive Cottages, a Horizontal Property Regime with Private Elements of record as Instrument No. 20150814-0081856 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to 4309 Lindawood, LLC, a Tennessee Limite Liability Company, by Warranty deed from The Robison Family Limited Partnership, a Tennessee Limited Partnership of record in Instrument No. 20150716-0069381 Register's Office for Davidson County, Tennessee, dated July 01, 2015 and recorded on July 16, 2015.

Being improved property also known as 4311 Lindawood Drive, Nashville, TN 37215.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantees that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 20th day of **July, 2017**.

NATHAN LYONS, MEMBER 4309 LINDAWOOD, LLC

CHAD GREER, MEMBER 4309 LINDAWOOD, LLC

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, NATHAN LYONS, MEMBER, 4309 LINDAWOOD, LLC, AND CHAD GREER, MEMBER, 4309 LINDAWOOD, LLC with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that it executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 20th day of **July, 2017**.

Jacqueline G Brown
NOTARY PUBLIC

My commission expires: 11-5-18

JACQUELINE G. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is ~~$~~ **1,262,500.00** .

AFFIANT

Sworn to and subscribed to before me this 20TH day of **July, 2017.**

NOTARY PUBLIC

My commission expires: 5-3-21

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021