Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 149449 **DEEDWARR**
10/05/2018 11:25:52 AM 2 pgs
Fees: $13.00 Taxes: $1,369.00

20181005-0099086

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF September, 2018.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 2-25-19
(AFFIX SEAL)

JAMES C SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 112
Windsor Properties, LLC 8833 Old Charlotte Pike Pegram, Tennessee 37143	Same	GROUP 00 0 PARCEL 043.00

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Ernest Kuhlo, an unmarried man,
Les Lazarus, a married man
Dan Heichelbech, a married man

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Windsor Properties, LLC,a Tennessee limited liability company

Hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, state of Tennessee, described as follows: To wit:

Description of a 5.03 acre tract of land, more or less, located in the Fourteenth Civil District of Davidson County, Tennessee and being the John J. Rohtert property of record in Book 7425, Page 505, Register's Office for Davidson County, Tennessee, being more fully described as follows: Beginning on a point in the centerline of Old Charlotte Pike, at the Northwest corner of the Charles Hulan property of record in Book 4634, Page 557, Register's Office for Davidson County; thence, leaving said Pike, with Hulan's West boundary line, 03 degrees 30 minutes 00 seconds West, passing over an existing iron bolt, at 21.88 feet, passing the East edge of a T.V.A. Power Line Easement, at 516.60 feet, on-in-all, 520.62 feet to an iron pin in the North boundary line of the Kehoe Property of record in Book 5252, Page 190, R.O.D.C., thence, North 85 degrees 58 minutes 19 seconds West, 660.03 feet to an iron pin. Thence, North 03 degrees 30 minutes 00 seconds East, 82.50 feet to a point in the centerline of Old Charlotte Pike. Thence, with the centerline of said Pike to points as follows: North 42 degrees 03 minutes 30 seconds East, 29.98 feet, North 42 degrees 32 minutes 36 seconds East, 58.49 feet, North 46 degrees 50 minutes 47 seconds East, 70.45 feet, North 53 degrees 53 minutes 14 seconds East, 41.83 feet, North 62 degrees 21 minutes 27 seconds East, 76.39 feet, North 66 degrees 44 minutes 15 seconds East, 116.17 feet, North 64 degrees 53 minutes 58 seconds East, passing the East edge of a T.V.A. Power Line Easement at 199.01 feet, on-in-all, 404.09 feet to the point of beginning.

The above legal description has been corrected with an Attorney's Affidavit recorded on June 5, 2013, in instrument no. 20130605-0056680 in Davidson County, Tennessee.

Being the same property conveyed to Earnest C. Kuhlo, as to a 1/ 2 undivided interest individually, and Les Lazarus and Dan Heichelbech, as to a ½ undivided interest jointly, by Quitclaim Deed from Les Lazarus, of record in Instrument No 20180319-0025607, Register's Office for said County, dated March 9th, 2018, and Recorded on March 19, 2018.

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. CODE 26-2-301, A,B AND D, or other similar statute therein.

This conveyance is made subject to the following:

1) 2018 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **8833 Old Charlotte Pike, Pegram, Tennessee 37143**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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 my hand and official seal at office this 28th day of September, 2018.

Ernest Kuhlo

Les Lazarus

Dan Heichelbech

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Ernest Kuhlo, Les Lazarus, Dan Heichelbech, with whom I am personally acquainted, (or who 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, at office, this 28th day of September, 2018.

NOTARY PUBLIC

My Commission Expires: 2-25-19

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027