THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190420046** Karen Johnson Davidson County Batch# 226340 **DEEDWARR** 05/06/2019 10:36:46 AM 2 pgs Fees: $13.00 Taxes: $2,047.95 20190506-0042069	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $553,500.00. Affiant Subscribed and sworn to before me, this 30th day of April, 2019. Notary Public My Commission Expires: CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

WARRANTY DEED

Address New Owner: Windsor Homes, LLC 143 Windsor Dr Nashville, TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 115-12-0-080.00

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, **Kenneth Von Nieda and wife, Josephine M. Von Nieda,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Windsor Homes, LLC**, ("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. 42 on the Plan of West Meade Farms Inc., Section "C" of record in Plat Book 1835, Page 44, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a point in the Southerly margin of Bresslyn Road, the common corner of Lots Nos. 42 and 43; thence with the line between said lots, Southeasterly 234.1 feet to a corner of Lot No. 41; thence with the line between Lots Nos. 41 and 42, Southwesterly 198 feet to a point In the Easterly margin of West Meade Drive; thence with the margin of said Drive, Northwesterly 206.4 feet to the beginning of a curve; thence with said curve Northeasterly 39.3 feet to a point in the Southerly margin of Bresslyn Road; thence with said road Northeasterly 159 feet to the beginning.

Being the same property conveyed to Kenneth Von Nieda and wife, Josephine M. Von Nieda by Warranty deed from Theodore H. Pailet and wife, Louise M. Pailet of record in Book 3676, page 169, Register's Office for Davidson County, Tennessee, dated January 27, 1964 and recorded on January 28, 1964.

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.

Taxes for the year 2019, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 1835, Page 44, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 1939, Page 147, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to

the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This is improved property located at 6137 Bresslyn Road Nashville TN 37205

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 30th day of April, 2019.

Kenneth Von Nieda

Kenneth Von Nieda

Josephine M. Von Nieda

Josephine M. Von Nieda

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kenneth Von Nieda and Josephine M. Von Nieda, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of April, 2019.

Notary Public

My Commission Expires: _____

KATIE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022