PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

Karen Johnson Davidson County
Batch# 311153 DEEDWARR
11/05/2019 09:35:53 AM 2 pgs
Fees: $13.00 Taxes: $1,572.50
20191105-0114061

W & I Ref: (DM) Title No.: 60727
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Windsor Homes, LLC 143 Windsor Drive Nashville, TN 37205	NEW OWNER

TAX MAP PARCEL NUMBERS: 10208002900

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$425,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Blue Terrapin, LLC, a Florida Limited Liability Company,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Windsor Homes, LLC, a Tennessee Limited Liability Company,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Horton heights, Section IV, of record in book 1835, Page 129, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Blue Terrapin, LLC by Warranty Deed from Kevin R. Weigand and spouse, Angela Oliva Weigand, dated August 1, 2014 and recorded on August 4, 2014 of record in Instrument No. 20140804-0064821, Register's office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2019, and subsequent years; The Plan, with Owner's Certificate, of record in Book 1835, page 129, said Register's Office, to which plan references is hereby made for a more complete description.

This is improved property, known as 824 Russleo Drive, Nashville, TN 37209

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 14 day of October, 2019.

Blue Terrapin, LLC
By:
Joyce Blick, Member

Samuel S. Blick, Member

State of Florida

County of Orange

Before me, the undersigned, personally appeared, **Joyce Blick and Samuel S. Blick,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as **Members,** (or other officer authorized to execute this instrument) of **Blue Terrapin, LLC**, the within named bargainor, a corporation, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the corporation as such officer.

Witness my hand and official seal, at office in Orange County, in Florida this the 14th day of October, 2019.

Notary

My Commission Expires: 12/15/2019

Adam Rachiele
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF943881
Expires 12/15/2019

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $425,000.00.

Affiant

Sworn and subscribed before me this 30th day of October, 2019.

Notary

My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
DECEMBER 15, 2021