THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 191223995**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $605,000.00. Affiant Subscribed and sworn to before me, this 8th day of January, 2020. Notary Public My Commission Expires: 05/03/2021

Karen Johnson Davidson County
Batch# 342843 DEEDWARR
01/14/2020 09:45:10 AM 2 pgs
Fees: $13.00 Taxes: $2,238.50
20200114-0004836

STATE OF TENNESSEE NOTARY PUBLIC ALEXIS MENDL COUNTY OF DAVIDSON

WARRANTY DEED

Address New Owner: Brian Boggan and Corinna Boggan 6137 Bresslyn Road 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, **Windsor Homes, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brian Boggan and Corinna Boggan, husband and wife**, ("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 comer 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 Windsor Homes, LLC by Warranty deed from Kenneth Von Nieda and wife, Josephine M. Von Nieda of record in Instrument No. 20190506-0042069 Register's Office for Davidson County, Tennessee, dated April 30, 2019 and recorded on May 06, 2019.

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 2020, 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 27th day of December, 2019.

Windsor Homes, LLC

BY: _____
Michael McKenzie, Member

BY: _____
Karen Speyer, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Michael McKenzie and Karen Speyer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Members (or other officer authorized to execute the instrument) of Windsor Homes, LLC, the within named bargainor, and that they as such authorized Members have executed the foregoing instrument for the purposes therein contained, by signing the name of the company by themselves as such aforesaid authorized Members.

Witness my hand and official seal, at office in Nashville, Tennessee, this 27th day of December, 2019.

_____
Notary Public

