Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: RVR 20-401

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 20010032

MEGAN PAULUS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-07-2023

STATE OF Tennessee }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 7th DAY OF February, 2020.

NOTARY PUBLIC

My Commission expires: 3/7/2023

Address of New Owner	Send Tax Bills To:	Tax Information:
Gearly Tayona Lindsey 401 Amquiwood Court Madison, TN 37115	Same	042-08-0-045.00

Warranty Deed

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 and sufficiency of all of which are hereby acknowledged, **Windsor Properties, LLC, Limited Liability Company,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Gearly Tayona Lindsey, a married woman,** hereinafter called the **Grantee(s)**, his/her/their 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. 41 on the Plan of Heritage Place Subdivision, of record in Plat Book 5200, Page 628, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Robert R. Harris, Jr. and wife, Marie F. Harris, by Warranty Deed from Tri-County Builders, Inc., dated 07/28/1988 and recorded on 08/03/1988 in Book 7617, Page 459, Register's Office for Davidson County, Tennessee. The said Marie F. Harris having since died on or about 11/26/1988 leaving Robert R. Harris, Jr., as surviving tenant by the entirety. The said Robert R. Harris, Jr., having since died intestate on or about 01/29/2005.

Further being the same property conveyed to Windsor Properties, LLC, limited liability company, by Warranty Deed from Robert Michael Rist, heir at law to the Estate of Mary Ruth Harris, dated 07/03/2013 and recorded on 07/09/2013 in Instrument No. 20130709-0070743, RODCT.

Karen Johnson Davidson County
Batch# 357160 DEEDWARR
02/12/2020 02:46:02 PM 2 pgs
Fees: $13.00 Taxes: $795.50
20200212-0016169

This is property generally located:
401 Amquiwood Court, Madison, TN 37115

SUBJECT TO THE FOLLOWING:

1. 2020 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.
2. Matters shown on the Plan of record in Plat Book 5200, Page 628, said Register's Office.
3. Restrictive Covenants contained in instrument of record in Book 6148, Page 537, said Register's Office.

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. Grantor does covenant with said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. Grantor further covenants and binds itself, its successors, and/or assigns, to warrant and forever defend the title to the said land

to the 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.

IN WITNESS WHEREOF, **Windsor Properties, LLC** has caused this instrument to be executed, this the 6 day of February, 2020

WINDSOR PROPERTIES, LLC

Deanna Hargrove

By: Deanna Hargrove
As: Authorized Agent

STATE OF Tennessee
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Deanna Hargrove,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged herself to be the Authorized Agent of **Windsor Properties, LLC**, the within named bargainor, and she as such Authorized Agent, executed the within instrument for the purposes therein contained by signing the name of the **Windsor Properties, LLC** by herself as such Authorized Agent.

This the 6 day of February, 2020

My commission Expires: 8-27-22

NOTARY PUBLIC

DANA L. AUSTIN
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY