Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 20050026

DANA L. AUSTIN
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF Tennessee }
COUNTY OF Cheatham }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $287,500.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 12 DAY OF June, 2020

NOTARY PUBLIC

My Commission expires: 8-27-22

Address of New Owner
Ryan Ramsey and
Natalie Ramsey
8148 Boone Trace
Nashville, TN 37221

Send Tax Bills To:
Same

Tax Information:
126-15-0B-268.00

Karen Johnson Davidson County
Batch# 418891 DEEDWARR
06/18/2020 10:19:30 AM 3 pgs
Fees: $18.00 Taxes: $1,063.75
20200618-0063958

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, a limited liabilty company,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Ryan Ramsey and Natalie Ramsey, Husband and Wife,** 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. 79 on the Plan of Section Four, Lexington Point Subdivision, of record in Instrument No. 20020116-0006343, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Windsor Properties, LLC, a Tennessee limited liability company, by Special Warranty Deed from The Secretary of Veterans Affairs, an Officer of the United States of America, dated 07/13/2012 and recorded on 08/03/2012 in Instrument No. 20120803-0069023, Register's Office for Davison County, Tennessee.

This is property generally located:
8148 Boone Trace, Nashville, TN 37221

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 as Instrument No. 20020116-0006343, said Register's Office.
3. Declaration of Covenants, Conditions, Liens, Easements, By-Laws and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record as Instrument No. 20001018-0103445, as supplemented as Instrument No. 20020219-0021061, and amendment to By-Laws of record in Instrument No. 20150220-0014706, said Register's Office.
4. Stormwater Detention Agreement of record as Instrument No. 20020729-0090372, 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 Grantee(s) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, successors and/or assigns, to warrant and forever defend the

title to the said land to the Grantee(s), his/her/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 12 day of June, 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 12 day of June, 2020

My commission Expires: 8.27.22

NOTARY PUBLIC

DANA L. AUSTIN
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

True Copy Certification

As required under T.C.A §66-24-101(d) et seq.

I, L. Broner McCoy, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Cheatham

Personally appeared before me, Kara J. Krantz, a notary public for this county and state, **L. Broner McCoy**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

This the 12th day of June, 2020.

Notary's Signature

My Commission Expires: 1-10-2021

KARA J. KRANTZ
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY