THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 35504-06-2020**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $255,000.00. Affiant Subscribed and sworn to before me this 11th day of June, 2020. Notary Public My Commission Expires:

HOLLY DEES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 7, 2023

WARRANTY DEED

Address New Owner: April A. Peterson 3000 Hillsboro Pike #26 Nashville, TN 37215	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map and Parcel No.: 117030A02600CO

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, **Double E. Property Holdings, LLC, a Georgia limited liability company**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **April A Peterson**, unmarried ("Grantee"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3000 Hillsboro Pike #26, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Karen Johnson Davidson County
Batch# 427138 DEEDWARR
06/26/2020 12:37:42 PM 3 pgs
Fees: $18.00 Taxes: $943.50

20200626-0069442

IN WITNESS WHEREOF, Grantor has executed this instrument on the 11th day of June, 2020.

Double E. Property Holdings, LLC, a Georgia limited liability company

BY:_____
George E. Mudter, Jr., Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named George E. Mudter, Jr., the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Authorized Agent of Double E. Property Holdings, LLC, a Georgia limited liability company, the maker, or a constituent of the maker and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 11th day of June, 2020.

_____
Notary Public

My Commission Expires:

10-2-2023

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 2, 2023

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 26 on the Plan of Versailles Condominium Apartments, of record in Plat Book 5050, page 80, as corrected in Book 5171, page 153, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Versailles Townhomes Homeowner's Association, a horizontal property regime established by Master Deed of record in Book 5168, page 944, amended in Book 5589, page 367, Book 5659, page 641, rerecorded in Book 5667, page 375, Book 7770, page 955, and Book 8434, page 719, said Register's Office.

Being the same property conveyed to Amy E. Herron, unmarried by deed dated June 22, 2001 from Dennis Gurley and wife, Pam Gurley of record in Instrument No. 20010625-0067047, Register's Office for Davidson County, Tennessee. Amy E. Herron having since married. By Quitclaim Deed dated April 20, 2012 of record in Instrument No. 20120502-0037573, Register's Office for Davidson County, Tennessee, Amy E. Herron, married conveyed subject property to Amy E. Herron and husband, Owen P. Shull. By Quitclaim Deed dated August 8, 2012 of record in Instrument No. 20120821-0075007, Register's Office for Davidson County, Tennessee, Amy E. Herron and husband, Owen P. Shull conveyed subject property to Double E. Property Holdings, LLC, a Georgia limited liability company.

This conveyance is made subject to:

1. State and County taxes for the year 2020, a lien, but not yet due and payable, which have been prorated and assumed by Grantee. Map and Parcel No. 117030A02600CO.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Versailles Townhomes Homeowners Association, of record in Book 5168, page 944, amended in Book 5589, page 367, Book 5659, page 641, rerecorded in Book 5667, page 375, Book 7770, page 955, and Book 8434, page 719, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Plan of record as Book 5050, page 80, as corrected in Book 5171, page 153, Register's Office for Davidson County, Tennessee.
5. Easement for access roads or driveways and for parking of record in Book 4240, page 209, Register's Office for Davidson County, Tennessee.
6. Easement for sanitary sewer of record in Book 3531, page 592, Register's Office for Davidson County, Tennessee.
7. Agreement for Dedication of Easement for sanitary sewers and/or storm drainage of record in Book 4158, page 34, Register's Office for Davidson County, Tennessee.