THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200829462**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $15,000.00. Affiant Subscribed and sworn to before me, this 28th day of August, 2020. Notary Public My Commission Expires: ___

ASHLEY SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

Karen Johnson Davidson County
Batch# 468078 **DEEDWARR**
09/01/2020 01:22:58 PM 2 pgs
Fees: $13.00 Taxes: $1,905.50

20200901-0099346

WARRANTY DEED

Address New Owner: WG Development, LLC. 107 Steeplechase Lane Nashville, TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 115 07 0 089.00

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, **Peter D. Fleming and Audrey C. Fleming, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **WG Development, LLC, a Tennessee limited liability company** ("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. 334 on the Plan of West Meade Farms, Inc., Section "N" of record in Plat Book 2133, Page 94, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Beginning at a point on the Easterly margin of Brook Hollow Road at the common corner of Lots Nos. 334 and 335; thence with the line between said lots Eastwardly 231 feet to a point; thence Northwestwardly 192.1 feet to the South margin of West Meade Drive; thence with the margin of same Westwardly 206 feet to the beginning of a curve; thence along said curve Southwesterly 39.3 feet to the Easterly margin of Brook Hollow Road; thence with the margin of the same Southwardly 167 feet to the beginning.

Being the same property conveyed to Peter D. Fleming and wife, Audrey C. Fleming, by Warranty Deed from Larry D. Drake and wife, Emily Drake, of record in Instrument No. 20070202-0014324, in the Register's Office of Davidson County, Tennessee, Dated January 31, 2007 and recorded on February 02, 2007.

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.

County of DAVIDSON taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of West Meade Farms, Inc., Section "N", as recorded in Plat Book 2133, Page(s) 94.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2278, Page 371.

This is improved property located at 650 Brook Hollow 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 28th day of August, 2020.

Peter D. Fleming

Audrey C. Fleming

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Peter D. Fleming and Audrey C. Fleming, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of August, 2020.

Notary Public

My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021