STATE OF Tennessee }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $349,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 17th DAY OF September, 2020.

NOTARY PUBLIC

My Commission expires: _____

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 20080061

BRIAN D. MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-03-2023

Address of New Owner
Harris David Kittrell and
Taren Kittrell
1066 Riverspring Drive
Nashville, TN 37221

Send Tax Bills To:
Same

Tax Information:
126-16-0A-424.00 CO

Karen Johnson Davidson County
Batch# 481021 DEEDWARR
09/22/2020 01:39:10 PM 2 pgs
Fees: $13.00 Taxes: $1,291.30

20200922-0108690

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 Tennessee Limited Liability Company,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Harris David Kittrell and Taren Kittrell, 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. 557, on the Final Plat of Parkview at Riverwalk, Phase 1, a cluster lot development, as shown by plat appearing of record in Instrument No. 20050215-0016985, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Windsor Properties, LLC, Tennessee Limited Liability Company, by Cash Deed for Tennessee from The Secretary of Housing and Urban Development, of Washington, D.C., dated 05/07/2013 and recorded on 05/08/2013 in Instrument No. 20130508-0046643, Register's Office for Davidson County, Tennessee.

This is property generally located:
1066 Riverspring Drive, 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. 20050215-0016985, said Register's Office.
3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record as Instrument No. 20011105-0121083, as amended in Instrument No. 20020424-0050565, Instrument No. 20040430-0049313, Instrument No. 20040506-0051985, Instrument No. 20050308-0025001, Instrument No. 20060320-0031638, Instrument No. 20061103-0136691, and Instrument No. 20061214-0154502, said Register's Office.
4. Easement and rights granted unto Tennessee Electric Power Company as set out in Book 751, Page 375, and Book 787, Page 7, said Register's Office.
5. Easement and right of way taken by Tennessee Valley Authority as set out in Declaration of Taking of record in Book 4205, Page 194, and Book 4226, Page 715, said Register's Office.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-VRES-201066

6. Transmission Line Easement granted unto Tennessee Valley Authority of record in Book 4257, Page 647, said Register's Office.
7. Dedication of Public Utilities of record in Book 7526, Page 315, Book 7526, Page 318, Book 7526, Page 324, Instrument No. 20021125-0145984, and Instrument No. 20040812-0097619, said Register's Office.
8. Declaration of Road & Utilities Access and Easement of record as Instrument No. 20010706-0072536, said Register's Office.
9. Stormwater Detention Agreement of record as Instrument No. 20040826-0103240, said Register's Office.
10. Landscape Agreement of record as Instrument No. 20010919-0101280, said Register's Office.
11. Charter Right of Way for CSX Railroad.

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. Grantor does covenant with said Grantee(s) that Grantor is 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. Grantor further covenants and binds itself, its 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 17 day of September, 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 17 day of September, 2020.

My commission Expires: 8-27-22

NOTARY PUBLIC

DANA L. AUSTIN
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY