WARRANTY DEED

Karen Johnson Davidson County
Batch# 485842 DEEDWARR
09/29/2020 02:40:20 PM 2 pgs
Fees: $13.00 Taxes: $1,024.53

20200929-0112249

R-CR-20-120

ADAM H JEFFERSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-03-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $276,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF SEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 5/3/21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
TDG Properties, LLC	**Same as New Owner**	
(NAME) **751 PLANTATION BLVD**	(NAME)	**26-07-0-096.00**
(ADDRESS) **Gallatin, TN 37066**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DAVID W. BOGER, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TDG PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 82 on the Plan of Resubdivision of Windsor Green, Phase I, Section III, Lots 73-87 of record in Plat Book 6200, Page 366, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to David W. Boger, a married man by Warranty deed from Peggi Angel and husband, William H. Angel of record in Instrument No. 20140516-0042311 Register's Office for Davidson County, Tennessee, dated May 09, 2014 and recorded on May 16, 2014.

The above-described property is not nor ever has been the primary or marital residence of the grantor herein.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- Plan of record in Plat Book 6200, Page 366, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 6406, Page 929 and Instrument No. 20160920-0098806, Register's Office for Davidson County, Tennessee.
- Charter of Windsor Green Services Homeowner's Association of record in Book 6396, Page 542, as amended in Book 8192, Page 65, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed for common areas to Windsor Green Homeowner's Association of record in Book 7864, Page 369, in the Register's Office for Davidson County, Tennessee.
- By-laws of record in Book 6406, Page 942, in the Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewers of record in Book 6117, Page 290, in the Register's Office for Davidson County, Tennessee.
- Easement to Madison Suburban Utility District of record in Book 4377, Page 94, Book 6636, Page 824 and Book 7410, Page 996, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **120 Corbridge Court, Goodlettsville, Tennessee 37072**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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.

Witness my/our hand(s) this the 25th DAY OF SEPTEMBER, 2020.

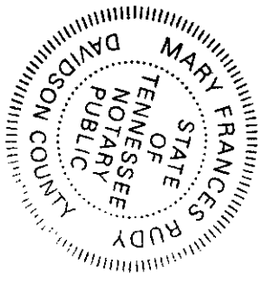
David W. Boger

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID W. BOGER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th of September, 2020.

Notary Public
My Commission Expires: 1-3-22
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212