FF35689

THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215	The actual consideration or value, whichever is greater, for this transfer is: $950,000.00. Affiant
First Title & Escrow Co., Inc. FTEC File No. 35689-08-2020	Subscribed and sworn to before me this 16th day of October, 2020. Notary Public My Commission Expires: 3/6/24

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Suzanne Lewter 5100 Boxcroft Place Nashville, TN 37205	New owner 5100 Boxcroft Place Nashville, TN 37205	Map and Parcel No.: 11613015300

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, WCGRB, LLC, a Delaware limited liability company and WCGGC, LLC, a Delaware limited liability company, ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to Suzanne Lewter, an unmarried woman, ("Grantee"), her successors, 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 5100 Boxcroft Place, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her successors, heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenants and binds themselves, their successors, and assigns to warrant and forever defend the title to said real estate to Grantee, her 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# 502825 DEEDWARR
10/28/2020 03:32:30 PM 4 pgs
Fees: $23.00 Taxes: $3,515.00
20201028-0125363

IN WITNESS ~~WHEREOF~~, Grantor has executed this instrument on the 16th day of October, 2020.

WCGRB, LLC

BY: _____
Raja ~~Benchekroun~~ Clark, ~~Sole Member~~

WCGGC, LLC

BY: _____
Geoffrey Gordon Clark, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Raja Benchekroun Clark, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the Sole Member of WCGRB, LLC, the maker, or a constituent of the maker and is authorized by the maker, or a constituent of the maker, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 16th day of October, 2020.

_____
Notary Public
My Commission Expires: 3/6/24

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Geoffrey Gordon Clark, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the Sole Member of WCGGC, LLC, the maker, or a constituent of the maker and is authorized by the maker, or a constituent of the maker, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 16th day of October, 2020.

_____
Notary Public
My Commission Expires: 3/6/24

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Boxcroft Subdivison, as of record in Plat Book 4860, page 28, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to WCGRB, Inc., a Delaware limited liability company, and WCGGC, Inc., a Delaware limited liability company, as tenants in common, by deed from C&C Residential Properties, Inc., a Texas corporation, of record in Instrument No. 20190618-0058801, Register's Office for Davidson County, Tennessee. Corrected by Scrivener's Affidavit of Correction filed October 13, 2020 of record in Instrument No. 20201013-0118812, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Declaration of Covenants, Conditions and Restrictions for Boxcroft of record in Book 4932, page 76 as amended in Book 4956, page 648 and corrected in Book 5430, page 263, Register's Office for Davidson County, Tennessee.
2. By-Laws of Association of Owners of Boxcroft, of record in Book 5365, page 7 as amended, consolidated and restated by Instrument No. 20130725-0076994, amended and restated in Instrument No. 20170816-0084029 and Instrument No. 20171003-0101197, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 4860, page 28, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, KELLY E. COX, 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 and authenticated according to law.

Kelly E. Cox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, Kelly E. Cox, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: October 2, 2023
Notary Seal:

