RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $272,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 11TH DAY OF DECEMBER, 2020.

NOTARY PUBLIC

MY COMMISSION EXPIRES

KENYA MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES 10-02-2023

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 160, Brentwood, TN 37027
file # 20-7887H

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Dylan Heath Marks	SAME	097-08-0-085.00
6045 Port Anadarko Trl		
Hermitage, TN 37076		

Karen Johnson Davidson County
Batch# 533519 **DEEDWARR**
12/15/2020 09:48:29 AM 2 pgs
Fees: $13.00 Taxes: $1,006.40

20201215-0147592

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

SCOTT EDWARD WINDSOR AND CHRISTOPHER MICHAEL WINDSOR AND TAYLOR LEE WINDSOR

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

DYLAN HEATH MARKS, UNMARRIED

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A 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. 195 on the Plan of Section Thirteen, Lake Park of record in Plat Book 4955, Page 97, 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 Michael E. Windsor, a single man, by Warranty Deed dated May 16, 2012 from Alisa J. Whitley, unmarried, of record in Instrument No. 20120521-0043597, Register's Office for Davidson County, Tennessee. Michael E. Windsor died intestate on July 31, 2020. His estate is being administered under Docket No. 20P1393 in the Circuit Court of Davidson County, Tennessee (Probate Division). The heirs at law are Scott Edward Windsor and Christopher Michael Windsor and Taylor Lee Windsor.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2021 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE.

This is property known as 6045 Port Anadarko Trl, Hermitage, TN 37076

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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 hand on the 11th day of December, 2020.

Scott Edward Windsor

Christopher Michael Windsor by Scott Edward Windsor, Attorney in fact

Christopher Michael Windsor

BY: Scott Edward Windsor, Attorney-In-Fact

Taylor Lee Windsor by Scott Edward Windsor, Attorney in fact

Taylor Lee Windsor

BY: Scott Edward Windsor, Attorney-In-Fact

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said County and State, SCOTT EDWARD WINDSOR, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 11th day of December, 2020.

Sondra Brown

Notary Public

My Commission Expires: 4/23/2024

Sondra Brown State of Tennessee Notary Public Davidson County

STATE OF TENNESSEE

COUNTY OF SUMNER

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared SCOTT EDWARD WINDSOR, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of CHRISTOPHER MICHAEL WINDSOR for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for CHRISTOPHER MICHAEL WINDSOR, and is authorized by CHRISTOPHER MICHAEL WINDSOR to execute this instrument on his behalf.

Witness my hand and official seal, this 11th day of December, 2020.

Sondra Brown

Notary Public

My Commission Expires: 4/23/2024

Sondra Brown State of Tennessee Notary Public Davidson County

STATE OF TENNESSEE

COUNTY OF SUMNER

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared SCOTT EDWARD WINDSOR, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of TAYLOR LEE WINDSOR for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for TAYLOR LEE WINDSOR, and is authorized by TAYLOR LEE WINDSOR to execute this instrument on his behalf.

Witness my hand and official seal, this 11th day of December, 2020.

Sondra Brown

Notary Public

My Commission Expires: 4/23/2024

Sondra Brown State of Tennessee Notary Public Davidson County

File #: 20-7887H

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 160

Brentwood, TN 37027