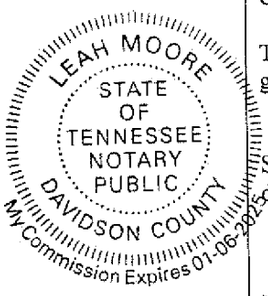
Karen Johnson Davidson County
Batch# 578024 DEEDWARR
02/25/2021 08:25:30 AM 2 pgs
Fees: $13.00 Taxes: $1,313.50
20210225-0023498

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $ 355,000 Affiant Subscribed and sworn to before me, ~~this~~ the 19th day of February, 2021. Notary Public My commission expires: 01-06-2025

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Haley Patricia Zapolski	New Owner(s)	080-08-0-175.00
3224 Lagrange Drive		
Nashville, TN 37218		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **XE DEVELOPMENT COMPANY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HALEY PATRICIA ZAPOLSKI**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 148 on the Plan of Section Three, Bordeaux Hills of record in Plat Book 3600, Page 34, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 148 fronts 60 feet on the Northeasterly margin of LaGrange Drive and runs back 120 feet on the Northwesterly line and 120.86 feet on the Southeasterly line to a dead line measuring 56.36 feet thereon.

Being the same property conveyed to Andrew Manlove and wife, Samora Manlove by Warranty deed from Charles C. Ledbetter and wife, Faye Ledbetter of record in Book 4615, page 974, Register's Office for Davidson County, Tennessee, dated June 28, 1972 and recorded on July 05, 1972.

The said Andrew Manlove died in 2014 leaving Samora Manlove as the surviving spouse.

Being the same property conveyed to XE Development Company, LLC, a Tennessee Limited Liability Company by Warranty deed from Samora Manlove, unmarried of record in Instrument No. 20200625-0068711 Register's Office for Davidson County, Tennessee, dated May 22, 2020 and recorded on June 25, 2020.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 3224 Lagrange Drive, Nashville, TN 37218, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said 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 singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 19th day of February, 2021.

XE Development Company, LLC, a Tennessee Limited Liability Company

By: JSM
Joshua S. McDonald, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Joshua S. McDonald, Sole Member, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Sole Member of XE Development Company, LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 19th day of February, 2021.

Notary Public

My Commission Expires: 5-2-22

J. BRANDON MILLER
TENNESSEE NOTARY PUBLIC
My Comm Exp. May 2, 2022
COUNTY OF DAVIDSON

True Copy Certification

I, John A Bell Jr. 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 executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, [illegible] a notary public for this county and state, John A Bell Jr. 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: 3-8-2021
Notary Seal (if on paper)

202102250023498