Karen Johnson Davidson County
Batch# 648139 DEEDWARR
06/02/2021 12:48:30 PM 4 pgs
Fees: $23.00 Taxes: $2,971.10
20210602-0073971

#36345

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 36345-05-2021**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $803,000.00. Beth M. Brock Affiant Subscribed and sworn to before me this 28th day of May, 2021. Eileen K. Hopkins Notary Public My Commission Expires:

EILEEN K. HOPKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 2

WARRANTY DEED

Address New Owner: Windsor Homes, LLC 112 LaSalle Court Nashville, TN 37205-3703	**Send Tax Bills To:** New Owner 143 Windsor Drive Nashville, TN 37205	**Tax Information:** Map and Parcel No.: 13002001500

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, **D and E Investments I, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Windsor Homes, LLC, a Tennessee limited liability company** ("Grantee"), its successors 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 112 LaSalle Court, Nashville, TN 37205-3703.

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to Grantee, its successors and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

This deed contains the following restrictive covenant that shall run with the land and shall be binding upon Grantee, its successors and assigns until May 16, 2031, after which time it shall expire: The subject property shall not be divided into three (3) lots, and three (3) houses shall not be built on the subject property.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 28th day of May, 2021.

D and E Investments I, LLC, a Tennessee limited liability company

BY: _____ member
Donald B. Orr, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Donald B. Orr, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Member of D and E Investments I, LLC, a Tennessee limited liability company, the maker, or a constituent of the maker and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 28th day of May, 2021.

_____
Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 2, 2023

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot Nos. 33, 34, and 35, Block 4 on the Plan of Courts of Belle Meade, as of record in Plat Book 547, page 141, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to D and E Investments I, LLC, a Tennessee limited liability company, by deed dated April 28, 2021 from Samuel G. Williamson and Eleanor F. Williamson, husband and wife, of record in Instrument No. 20210503-0058944, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2021, a lien, but not yet due and payable, which have been prorated and assumed by Grantee. Map and Parcel No. 13002001500.
2. All matters appearing on the Plan of record as Book 547, page 141, Register's Office for Davidson County, Tennessee.
3. Restrictive Covenant set forth in the deed vesting title in the Grantee stipulating that subject property shall not be divided into three (3) lots and three (3) houses shall not be built on the subject property.

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:

