PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Karen Johnson Davidson County
Batch# 684379 DEEDWARR
07/27/2021 10:31:27 AM 2 pgs
Fees: $13.00 Taxes: $4,070.00
20210727-0100573

Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

W & I Ref: (DM) Title No.: 61996
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Harding Academy Property Holdings, LLC 170 Windsor Drive Nashville, TN 37205	New Owner

TAX MAP PARCEL NUMBERS: 13001009200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,100,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **LZDL Properties, LLC**, a Tennessee limited liability company, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Harding Academy Property Holdings, LLC** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being Lot No. 151 and the westerly 4 feet of Lot No. 150 on the Plan of Bransford Realty Company's Belle Meade Golf Links Subdivision, of record in Plat Book 421, pages 94 and 95, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 151 and part of Lot No. 150 adjoin and front together 64 feet on the north side of Windsor Drive and run back between parallel lines 200 feet to the south margin of Lincoln Court.

Being the same property conveyed to LZDL Properties, LLC, a Tennessee limited liability company, by Warranty Deed from John Burns and wife, Rebecca Burns, dated December 14, 2012 and recorded on December 17, 2012, of record in Inst. No. 20121217-0116029, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2021, and subsequent years; The Plan, with Owner's Certificate, of record in Book 421, pages 94 and 95, said Register's Office.

This is improved property, known as 151 Windsor Drive, Nashville, TN 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF on the date shown in the notary acknowledgment below.

LZDL Properties, LLC

By: David L Manning
David L. Manning, President

State of Colorado

County of GUNNISON

Before me, the undersigned, personally appeared, **David L. Manning** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as **President** (or other officer authorized to execute this instrument) of **LZDL Properties, LLC**, the within named bargainor, a limited liability company, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the limited liability company as such officer.

Witness my hand and official seal, at office in GUNNISON County Colorado this the 22 day of July, 2021.

Notary

My Commission Expires: 10-09-2024

CHRISTOPHER P. MORGAN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #20204035267
My Commission Expires October 9, 2024

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $1,100,000.00.

Affiant

Sworn and subscribed before me this 26 day of July, 2021.

Notary

My Commission Expires: Jan 8, 2024

R. L. MOORE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY