Karen Johnson Davidson County
Batch# 783170 DEEDWARR
01/03/2022 11:32:30 AM 3 pgs
Fees: $18.00 Taxes: $6,401.00
20220103-0000421

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $1,730,000.00.

Affiant

Subscribed and sworn to before me, this 22nd day of December, 2021.

Notary Public:
My Commission Expires: 10/18/22

BRENDA HUNTSMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, 879 GreenLea Blvd, Ste 102, Gallatin, TN 37066

Name and Address and New Owner:	Send Tax Bills To:	Map/Parcel Number:
LDM Safety Harbor Holdings LLC 47 West Division St. Chicago, IL. 60610	New Owner	064 03 0C 031.00

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Charles Williamson, a single man**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do transfer and convey unto **LDM Safety Harbor Holdings LLC**, hereinafter called the Grantee(s), his/her/their 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. 206 on the Final Plat of Phase Four Section One Brandywine Pointe (a Planned Unit Development), of record in Plat Book 7900, Page 550 and 551, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Charles D. Williamson, by Warranty Deed from Naomi D. Lytle, married, of record in Instrument No. 20070404-0040444, in the Register's Office of Davidson County, Tennessee, dated April 02, 2007 and recorded on April 04, 2007.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

Subject to conditions, easements, restrictions, and/or building set-back lines and all other matters that appear on the plat of record in Plat Book 7900, Page 550 and 551, Register's Office of Davidson County, Tennessee.

Subject to Terms, conditions, easements, rights and lien as set forth in the Declaration of Covenants, Conditions and Restrictions of record in Deed Book 8980, Page 59, amended in Book 9010, Page 627; Book 8120, Page 188, as amended in Book 8671, Page 484, Register's Office of Davidson County, Tennessee.

Subject to HOA Charter of record in Deed Book 9013, Page 39, amended in Book 9117, Page 77, Register's Office of Davidson County, Tennessee.

Subject to Agreement for Clubhouse of record in Deed Book 9128, Page 615, Register's Office of Davidson County, Tennessee.

Subject to By-Laws of record in Book 10721, Page 835, Register's Office of Davidson County, Tennessee.

Subject to Easement of record in Deed Book 11108, Page 555, Register's Office of Davidson County, Tennessee.

Subject to title to that portion of the land lying below the ordinary low water mark of the Cumberland River.

Subject to Easement for the flow of the waters of the Cumberland River, and the rights of the public therein.

Subject to Rights of upper and lower riparian owners to the flow of waters of the Cumberland River, free from diminution or pollution.

Subject to changes in the boundary of the land resulting from erosion or accretion caused by the flow of the Cumberland River.

The above legal description is the same as that contained in the previous deed of record.

This is (__X__) improved (____) unimproved property, known as: 1108 Safety Harbor Cove, Old Hickory, TN 37138

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 assigns forever. Grantor(s) covenant(s) with said Grantee(s) that we are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes and unless otherwise herein set out, and encumbrances of record.

GRANTOR(S) further covenant and bind ourselves, our heirs, successors, and representatives to warrant and forever defend the title to the said land to the said Grantee(s), his/her/their heirs, successors, 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/our hand(s) this the 22nd day of December, 2021.

Charles Williamson

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Charles Williamson, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 22nd day of December, 2021.

Commission Expires: 8/19/25

Notary Public:

DEVON J. SUTHERLAND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Certificate of Authenticity

I, Brenda Huntsman, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 12/22/21.

Date

Brenda Huntsman

Affiant Signature

12/27/21

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 27th day of December, 2021.

Notary's Signature

MICHELE SANFORD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 7/2/2024

Date

Notary's Seal (if on paper)