MARK W. KILPATRICK
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $227,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of June, 2003.

Notary Public

MY COMMISSION EXPIRES: . 4/26/05

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
MTC Title - Tennessee, LLC, 6 Cadillac Drive, Suite 190, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey M. Levine	Principal Residential Mortgage	155-3D-82
(NAME) 305 East Griffin Court	(NAME) 375 Northridge Rd., Ste 290	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Atlanta, GA 30350	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 07/07/03 08:08 3pgs
Fees:18.00 Taxes:839.90

20030707-0092762

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

LEONARD RAYMOND DAUBLER, AND WIFE, DIANNE DOBBS DAUBLER,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JEFFREY M. LEVINE AND WIFE, LAURA T. LEVINE,

HEREINAFTER CALLED THE GRANTEES, 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, TN, BEING Lo No. 82 on the Final Plat of Allens Green, Section 1, of record in Plat Book 7900, Page 632, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Leonard Raymond Daubler and wife, Dianne Dobbs Daubler by deed from James C. Norton, Jr. and Dianna J. Orr-Norton, Husband and Wife of record in Instrument Number 20000404-0033701, Register's Office for Davidson County, TN.

This instrument is executed on behalf of Leonard Raymond Daubler by Dianne Dobbs Daubler as Attorney in Fact pursuant to a Power of Attorney being recroded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 305 East Griffin Court, Nashville, TN 37221

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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 is 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/our hand(s) this 30th day of June, 2003.

Leonard Raymond Daubler by Dianne Dobbs Daubler, atty-in-fact
Leonard Raymond Daubler,
by Dianne Dobbs Daubler, Attorney in Fact

Dianne Dobbs Daubler
Dianne Dobbs Daubler

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dianne Dobbs Daubler, 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 at Brentwood, Tennessee, this 30th day of June, 2003

Commission expires: 5-27-07

SHARON L. RINEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Sharon L. Riney

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Dianne Dobbs Daubler, known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of Leonard Raymond Daubler, and acknowledged that he/she executed the same by Power of Attorney, as the free act and deed of said Leonard Raymond Daubler. WITNESS my hand and Notarial Seal this 30th day of June, 2003.

Sharon L. Riney

Notary Public

My Commission Expires 5-27-07

SHARON L. RINEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

EXHIBIT "A"

ALIVE AND WELL AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON) to wit:

This day appeared before me, the undersigned, a Notary Public in and for the jurisdiction aforesaid, Dianne Dobbs Daubler who made oath as follows:

1. That by appointments dated 6-30-03 which are recorded in the Register's Office for Davidson County, Tennessee, Dianne Dobbs Daubler was appointed as attorney-in-fact for Leonard Raymond Daubler ("Principal") for the purposes set out therein.

2. That the said Principal is alive at the time of the execution of the Warranty Deed, Deed of Correction and/or Security Instrument in their behalf to which this affidavit is attached and any other loan documents, and further that he/she has not, or had not, at the time of doing any act pursuant to the power of attorney, received actual knowledge or actual notice of the revocation or termination of the powers of attorney, by death, disability or otherwise, or notice of any facts indicating the same.

Given under my hand this 30th day of June, 2003.

Dianne Dobbs Daubler

STATE OF TENNESSEE
WILLIAMSON COUNTY

I, the undersigned, a Notary Public in and for the jurisdiction aforesaid, in the State of Tennessee, do certify that Dianne Dobbs Daubler whose name is signed to the foregoing writing bearing date of June 30th, 2003 has acknowledged and sworn to the same before me in my jurisdiction aforesaid.

Given under my hand this 30th day of June, 2003.

My Commission Expires:

5-27-07

Notary Public

SHARON L. RINEY
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

PREPARED BY:
MTC TITLE - TENNESSEE, LLC.
6 CADILLAC DRIVE, STE 190
BRENTWOOD, TN 37027