Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Return to:
Rudy Title & Escrow, LLC
2012 21st Ave. South
Nashville, TN 37212

39-B
File #05-1267

Davidson County DEEDWARR
Recvd: 07/14/05 14:15 2 pgs
Fees:13.00 Taxes:925.00
20050714-0081894

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Sarah H. Ross and spouse, Richmond Ross, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Jeffrey Levin, married, and Jessica Levin, unmarried,*** 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:
***Joint Tenants with right of survivorship

Land in Davidson County, Tennessee Being Unit No. 2053, together with the allocated parking space No. P-5 interest in the common elements of Kingsbridge Condominiums, a horizontal property regime established by Master Deed and by-laws of record in Book 7105, page 777, Register's Office for Davidson County, Tennessee, Said unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed.

Being the same property conveyed to Sarah H. Ross and spouse, Richmond Ross from Sarah M. Heuer by Quitclaim deed dated February 20, 2003 of record in Instrument No. 20030226-0025825 of record in Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 2053 Lombardy Avenue, Nashville TN 37215.

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 covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has 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. 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 THE EXECUTION HEREOF this 28th day of June, 2005

Sarah H Ross
Sarah H. Ross

R. D Ross
Richmond Ross

State of Tennessee)
County of Davidson)

On this 28th day of June, 2005, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Sarah H. Ross and Richmond Ross, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/25/06

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission Expires

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 250,000.00.

Affiant

Sworn and subscribed before me on this the 28th day of June, 2005.

Notary Public

My Commission Expires: _____

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 29, 2006

NEW OWNER:
Jeffrey Levin
2053 Lombardy Avenue
Nashville, TN 37215

RESPONSIBLE FOR TAX PAYMENT:
New Owner

TAX MAP-PARCEL #:
117-7-J-20CO