WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$600,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF JULY, 2006.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert A. Levy	~~SAME~~ Robert A. Levy	**117-5-102**
(NAME)	(NAME)	
3445 Hampton Avenue	922 Wilson Blvd, S.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Elizabeth Turner McKelvey, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robert A. Levy and wife, Jeanmarie Stalma**, 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:

A tract of land in the 7th, formerly the 11th Civil District of Davidson County, Tennessee, described by a survey by W.B. Southgate, Surveyor, in July of 1937, as follows:

Beginning on the southerly margin of Hampton Avenue at the northeast corner of the property conveyed to Elinor Berger Meiers and husband by deed from Mrs. Irene Dillon Farris and husband, of record in Book 1031, page 348, Register's Office for said County; thence with the southerly margin of said Avenue, N 89 degrees 30' west 121 feet 10 inches o the easterly line of the property conveyed to Virginia Lee Estes by deed from L.H. Farris and wife, of record in Book 1025, page 78, said Register's Office; thence with said line, S 5 degrees west 300 feet, more or less, to the northwest corner of the property conveyed to Kathryn Bauman Proctor by deed from Irene Dillon Farris of record in Book 1126, page 191, said Register's Office; thence with said Proctor's northerly line, eastwardly 122 feet, more or less, to the southwest corner of said Meiers property; thence with the westerly line of same, northwardly 300 feet, more or less, to the beginning.

Being the same property conveyed to Elizabeth Turner McKelvey by Quitclaim Deed from Elizabeth G. Turner, a widow, dated July 11, 1980, of record in Book 5623, Page 880, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **3445 Hampton Avenue, Nashville, TN 37215**

(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 hand this 21st day of July, 2006.

Elizabeth Turner McKelvey

Davidson County DEEDWARR
Recvd: 07/24/06 08:42 2 pgs
Fees:13.00 Taxes:2220.00

20060724-0088509

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 Elizabeth Turner McKelvey, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 21ST DAY OF JULY, 2006.

Commission expires: 7/21/07

Shannon Philbin Notary Public



My Commission Expires JULY 21, 2007