Davidson County DEEDWARR
Recvd: 03/31/08 08:47 2 pgs
Fees:13.00 Taxes:832.50

20080331-0031541

# WARRANTY DEED

G-VRE-08-1106

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

Subscribed and sworn to before me, this 26th DAY OF March, 2008.

Notary Public

MY COMMISSION EXPIRES: 7-24-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS (NAME) | SEND TAX BILLS TO | MAP-PARCEL NUMBERS |
|---|---|---|
| Chad A. Lautt, Trustee | Chad A. Lautt, Trustee | |
| P.O. Box 23096 (ADDRESS) | P.O. Box 23096 (ADDRESS) | |
| Nashville, TN 37202 (CITY) (STATE) (ZIP) | Nashville, TN 37202 (CITY) (STATE) (ZIP) | 83-5-213 |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JONATHAN SAUL LEVY AND WIFE, SUZANNE MEINERS-LEVY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CHAD A. LAUTT, TRUSTEE OF THE TIP TOP TRUST DATED OCTOBER 11, 2007, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE BEING LOT 14 IN THE SUBDIVISION OF THE CALVIN DAVIS LOT BEING PART OF BLOCK B IN THE F.O. BEAZLEY'S ADDITION TO EAST NASHVILLE ON THE PLAN OF WHICH SUBDIVISION IS OF RECORD IN PLAT BOOK 57, PAGE 85, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A COMPLETE AND ACCURATE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO JONATHAN SAUL LEVY AND WIFE, SUZANNE MEINERS-LEVY BY DEED FROM DEBORAH K. MARTIN AND BARBARA ETHERIDGE, RECORDED ON THE 17TH DAY OF JUNE, 2004 IN INSTRUMENT NO. 20040617-0071770, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE OF RECORD IN BOOK 57, PAGE 85, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved ( X ) property, known as 1106 Stratton Avenue, Nashville, Tennessee 37206
(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 GRANTEE(S) their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 26th day of March, 2008.

Virginia Degerberg attorney-in-fact for Jonathan Saul Levy

Virginia Degerberg attorney-in-fact for Jonathan Saul Levy

Virginia Degerberg attorney-in-fact for Suzanne Meiners-Levy

Virginia Degerberg attorney-in-fact for Suzanne Meiners-Levy

STATE OF Tennessee
COUNTY OF Davidson

On this the 26th day of March, 2008, before me personally appeared Virginia Degerberg to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Jonathan Saul Levy and wife, Suzanne Meiners-Levy and who acknowledged he/she/they executed the same as the free act and deed of the said Jonathan Saul Levy and wife, Suzanne Meiners-Levy.

Witness my hand and official seal, this the 26th day of March, 2008.

Notary Public

My Commission Expires: 11/22/08

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

**RETURN TO:**
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2082