File No. 280400259

WARRANTY DEED

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON CO. TN

STATE OF TN
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,070,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF AUGUST, 2008.

Notary Public

MY COMMISSION EXPIRES: 11-28-09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gordon F. McCammon	Same	060-04-0-017.00
(NAME)	(NAME)	
P.O. Box 127		
(ADDRESS)	(ADDRESS)	
Joelton, TN. 37080		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Levering Properties, LLC, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Gordon F. McCammon and Charles V. Duncan, hereinafter called the grantee(s), 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, Tennessee, being a part of Lot A-1 and part of an unnumbered lot adjoining A-1 to the south, and shown on the plan of Tamble Subdivision, as of record in Book 974, page 31, Register's Office for said County and described according to a survey made by William Collier Parrish Associates, Civil Engineers, dated August, 1964, and revised October 1, 1964, and survey by Rocky L. Montoya, Surveyor, dated March 21, 1974, as follows:

BEGINNING at an iron stake, 615 feet north of the southwest intersection of Dickerson Road, U.S. 41, 31 W and Homestead Road; thence along the westerly margin of Dickerson Road, U.S. 41, 31 W, South 4 deg. East 164 feet to an iron stake, thence leaving said Road, partly along the north line of an 18 inch rock wall south 84 deg. 56 min. West 300 feet to a point in the east line of the rock wall; thence North 4 deg. West 164 feet to an iron stake, which is 6.5 feet north of the south margin of Homestead Road; thence north 84 deg. 56 min. east 300 feet to the point of beginning, containing 1.13 acres, more or less.

No insurance is afforded as to the exact amount of acreage contained in the property described herein.

Being the same property conveyed to Levering Properties, LLC by Quitclaim Deed dated November 6, 1997 from Dennis E. Levering and wife, Deborah J. Levering and Christopher K. Levering, as Tenants in Common of record in Deed Book 10679, page 623, Register's Office for said County.

Subject to all matters as set forth per Plat Book 974, Page 31, Register's Office of said County.

Davidson County DEEDWARR
Recvd: 08/15/08 14:35 3 pgs
Fees:18.00 Taxes:3959.00
20080815-0084188

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 3250 Dickerson Road, Nashville, TN 37207
(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 our hands this 1st day of August, 2008.

Levering Properties, LLC

By: _____
Dennis E. Levering, Chief Manager

Levering Properties, LLC

By: _____
Christopher K. Levering, Secretary/Treasurer

STATE OF TN

COUNTY OF WILSON

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Dennis E. Levering and Christopher K. Levering with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be the Member and Secretary/Treasurer of Levering Properties, LLC, a Tennessee limited liability company, the within named bargainor, and that he being authorized to do so, executed the foregoing instrument for the purpose therein contained.

Witness my hand at office this 1st day of August, 2008.

Commission expires: 11-28-09

_____
Notary Public

File Number: 280400259

RETURN TO:
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO. TN

CERTIFICATE OF AUTHENTICITY

I, Mandy Alsup, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

Cumberland Title

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, Tammy Duncan, a notary public for this county and state Mandy Alsup, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

(SEAL)

My Commission Expires: 1/23/2011

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

280100842