WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/21/10 13:07 2 pgs
Fees:13.00 Taxes:1304.25
20100121-0005274

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

09-12-011-D

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $352,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15th day of January, 2010

Notary Public

My Commission Expires: 01/03/11 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 1900 Church Street, Ste. 301, Nashville, TN 37203

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
JERRY LEVINE	" NEW OWNER "	118-2
(NAME) 2528 Franklin Road	(NAME)	290.00
(ADDRESS) Nashville, TN 37204	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **WINN FAMILY PARTNERSHIP, L.P., A TENNESSEE LIMITED PARTNERSHIP**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JERRY LEVINE, UNMARRIED**, hereinafter called the Grantee(s), his 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 **Lot No. 8 of the George I. Waddey's Subdivision**, of record in Book 332, Page 99, and of record in Instrument No. 20060307-0026370, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to WINN FAMILY PARTNERSHIP, LP, A TENNESSEE LIMITED PARTNERSHIP, by Quitclaim Deed from MAXINE WILKERSON WINN, dated July 9, 2004, of record in Instrument No. 20040712-0082878, and by Quitclaim Deed from H. POWELL WINN, dated December 22, 1998, of record in Book 11269, Page 400, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☐
Improved ☒ property known as: **2500 Franklin Pike, Nashville, TN, 37204.**

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, its hands, this 20th day of January, 2010

WINN FAMILY PARTNERSHIP, L.P.,
A TENNESSEE LIMITED PARTNERSHIP

By: _____
LARRY MARSHALL WINN,
MANAGING GENERAL PARTNER

STATE OF GEORGIA)
COUNTY OF FORSYTH)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **LARRY MARSHALL**(*), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the MANAGING GENERAL PARTNER of **WINN FAMILY PARTNERSHIP, L.P., A TENNESSEE LIMITED PARTNERSHIP,** the within named bargainor(s), and that he as such Managing General Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited partnership by himself as such officer.
(*) WINN

Witness my hand and official seal at ALPHARETTA, CITY, GA, STATE, this 20th day of January, 2010.

My Commission Expires: Notary Public, Fulton County, Georgia My Commission Expires September 23, 2011

_____
Notary Public

NOTARY PUBLIC FULTON CO. GEORGIA

I, the undersigned, 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.

_____

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, DEE EILES KENNEDY who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 01/03/11

_____
Notary Public

PETER WEISS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON