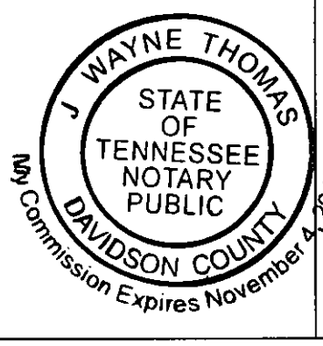
File No. 210090427

WARRANTY DEED



STATE OF TN
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $116,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF OCTOBER, 2010.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

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

BILL GARRETT, Davidson County
Trans:T20100069553 DEEDWARR
Recvd: 11/02/10 14:22 2 pgs
Fees:13.00 Taxes:429.20
20101102-0087872

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert C. Booker		07500017200
(NAME)	(NAME)	
4937 John Hager Road	Same	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(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, John Levoy and wife, Nicole Levoy, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Robert C. Booker and wife, Pamela R. Booker, 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 situated in Davidson County, Tennessee being described as follows: A parcel of land, being part of the Ray G. Brunner property in Deed Book 9586, Page 348, situated in the 13 Councilmatic District of Davidson County, Tennessee, described according to an unrecorded survey by John D. McCormick - RLS #674, dated February 20, 1997, and described as follows: Beginning at a new iron rod on the northwesterly margin of Tulip Grove Road, said point being 140.00 feet in a northeasterly direction 21 degrees, 43 minutes, 38 seconds along the said margin of Tulip Grove Road from the southwest corner of Ray Brunner and wife, property as recorded in Deed Book 9586, Page 348, and being the southwest corner of the property herein described; thence north 58 degrees, 19 minutes, 51 seconds west a distance of 878.0 feet to a new iron rod; thence south 71 degrees 35 minutes 23 seconds west a distance of 179.71 feet to a point in the easterly boundary of the Joseph Dykes property recorded in Deed Book 8285, Page 747; thence along the easterly boundary of the Joseph Dykes property N 25 degrees, 21 minutes, 56 seconds east a distance of 267.90 feet to an existing iron rod in a fence line being the southwesterly boundary of the Danny Sheehan property recorded in Deed Book 5978; Page 765; thence along the Sheehan property as follows: south 55 degrees 18 minutes 50 seconds east a distance of 344.47 feet; thence north 31 degrees 53 minutes 54 seconds east a distance of 34.95 feet to an existing iron rod; thence south 54 degrees 44 minutes 56 seconds east 200.00 feet to a point; thence north 31 degrees 53 minutes 54 seconds east 220.0 feet to an existing iron rod in the southerly margin of Tulip Grove Road as follows: south 54 degrees 44 minutes 56 seconds east a distance of 218.99 feet to a point in a curve; thence along the curve to the right having a radius of 258.35 feet, a distance of 339.66 feet; thence south 21 degrees 43 minutes 38 seconds west a distance of 133.40 feet to the point of beginning.

Being the same property conveyed to JOHN LEVOY AND WIFE, NICOLE LEVOY by Deed from THE BANK OF NASHVILLE, dated 08/31/2006 and filed for record on 09/05/2006 in Instrument No. 20060905-0108924, Register's Office for DAVIDSON County, Tennessee.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 10283, Page 222, said Register's Office.

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 880 Tulip Grove Road, Hermitage, TN 37076

(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 hands this 29th day of October, 2010.

John Levoy

Nicole Levoy

STATE OF TN

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named John Levoy and wife, Nicole Levoy the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 29th day of October, 2010.

Commission expires: **June 5, 2012**

KIMIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

Kimie Perry Notary Public

File Number: 210090427

RETURN TO:
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122