WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110080735 DEEDWARR
Recvd: 12/21/11 09:51 2 pgs
Fees:13.00 Taxes:370.00
20111221-0099556

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY TENN.

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $99,999.00

Cari Treisl
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF DECEMBER, 2011.

Dana Delworth
Notary Public

MY COMMISSION EXPIRES: ~~July 29, 2013~~ 01/07/2013
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Lindsay	Churchill Mortgage Corporation	50-11-158.00
(NAME)	(NAME)	
3346 Moorewood Drive	761 Old Hickory Blvd #400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Brentwood, TN 37027	
(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, Regina M. Levine and Reginald L. Levine, wife and husband, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Lindsay, unmarried, 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:

Being Lot Number 116 A & B on the Plan of Section Five, Chesapeake Homes, of record in Plat Book 6900 at page 12 as amended in Plat Book 6900, page 301, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete.

Being the same property conveyed to Regina M. Bratton, by deed of record in Book 10368, Page 996, Register's Office for Davidson County, Tennessee. Regina M. Bratton is now married to Reggie Levine, and is now known as Regina M. Levine. The said Reginald L. Levine here joins in this conveyance to waive any rights granted to a spouse by law, in said property.

Subject to all matters as shown on Plan of Section Five, Chesapeake Homes, of record in Plat Book 6900 at page 12 as amended in Plat Book 6900, page 301, Register's Office for Davidson County, Tennessee. Restrictive Covenants of record in Book 6900, Page 301, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 3346 Moorewood Drive, 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 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 our hands this 16th day of December, 2011.

Regina M. Levine

Reginald L. Levine

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Regina Levine and Reginald L. Levine, 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 Franklin, Tennessee this 16th day of December, 2011.

Commission expires: July 29, 2013

Tahira J. Pyszka Notary Public

TAHIRA J. PYSZKA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES JULY 29, 2013