RECORDING INFORMATION
BILL GARRETT, Davidson County Trans:T20120053638 DEEDWARR Recvd: 07/20/12 14:31 2 pgs Fees:13.00 Taxes:388.50 20120720-0064080

This Instrument Prepared By:
Heritage Title & Escrow Co., Inc.
123 Fifth Ave. North
Franklin, TN 37064
Telephone: (615) 790-8116

File No: 00010682

MAP - PARCEL NO: 116030B15400CO

Send Tax Statements To:	Name/Address New Owner:	Name of Mortgagee:
ANDY LEVINE 107 Candler Pointe Way Decatur, GA 30030	ROBERT ANDREW LEVINE DEANA KINGSBURY LEVINE 4505 Harding Pike #154 Royal Oaks Nashville, TN 37205	N/A

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **SUZANNE A. SILVA and SARAH A. GREEN**, have bargained and sold and by these presents do transfer and convey unto **ROBERT ANDREW LEVINE and and wife, DEANA KINGSBURY LEVINE**, their heirs and assigns forever, the following described property, to wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 154, in a Horizontal Property Regime located on the Plat of Royal Oaks Condominiums, as of record in Book 5200, page 45, said Register's Office, to which plan reference is hereby made for a more complete description of said unit.

Being the same property conveyed to Jane B. Alexander, a single person, by warranty deed from Lucille G. Owen, a single person, of record in Book 9600, page 425, Register's Office for Davidson County, Tennessee. Jane B. Alexander died on November 17, 1996, the subject property is vested in Suzanne A. Silva and Sarah A. Green pursuant to her Last Will and Testament of record in Will Book 209, page 716, Probate Court of Davidson County, Tennessee.

This is improved property known as 4505 Harding Pike #154 Royal Oaks, Nashville, TN 37205

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantees, their heirs and assigns forever.

AND WE DO COVENANT with the said Grantees, their heirs and assigns, that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2012 Davidson County property taxes are a lien but are not yet due and payable.
2. All matters as shown on the Plan of Royal Oaks of record in Book 4660, page 59, and revised in Book 5200, page 45, Register's Office for Davidson County, Tennessee.
3. Restrictions, Master Deed and Bylaws of record in Book 5282, page 972, Register's Office for Davidson County, Tennessee.

4. Subject to a sewer easement of record in Book 3347, page 188 and Book 4835, page 964, Register's Office for Davidson County, Tennessee.

5. This conveyance is made subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws and Charter for the administration thereof; and is subject to easements, rights and interest in favor of other owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including, without limitations, all conditions, covenants, restrictions and options, burdens, assessments and other undertakings contained in the Master Deed of record in Book 5282, page 972, Register's Office for Davidson County, Tennessee.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this the 11th day of July, 2012.

Suzanne A. Silva
SUZANNE A. SILVA

Sarah A. Green
SARAH A. GREEN

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 **SUZANNE A. SILVA and SARAH A. GREEN**, the bargainor(s), 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 seal, at office, on this 11th day of July, 2012.

My Commission Expires:
12-18-12

Notary Public

DONNA L. SAVAGE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY that the actual consideration or value, whichever is greater, for this transfer is the sum of **$105,000.00**.

Affiant

SWORN TO and subscribed before me on this 11th day of July, 2012.

My Commission Expires:
12-18-12

Notary Public

DONNA L. SAVAGE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY