RETURN TO

Greenvue Title & Escrow, LLC
2207 Crestmoor Road, Suite 101
Nashville, Tennessee 37215

File No.2013025

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130024335 DEEDWARR
Recvd: 03/26/13 10:36 2 pgs
Fees:13.00 Taxes:584.60

20130326-0029484

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $158,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF MARCH, 2013

Notary Public

MY COMMISSION EXPIRES: 12-21-15
(AFFIX SEAL)

JENNY AVERHOFF
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Greenvue Title & Escrow, LLC
2207 Crestmoor Rd., Ste 101
Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey H. Levy and Kathryn K. Levy	Same as New Owner	101-00-0-135
(NAME) 525 Hickory Trail Dr.	(NAME)	
(ADDRESS) Nashville, TN 37209	(ADDRESS)	
(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, **Karen Ann Coyne, Marianne Hamilton Langston, Roy Michael Hamilton, Patricia Sparnych, John Hamilton, Gerard Hamilton, Katie Whitsitt and Bridget Mason and Laura Bliss, individually and as executrix of the Roy Hamilton Estate** hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto, **Jeffrey H. Levy and wife, Kathryn K. Levy**, hereinafter called the grantee(s), HER 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 7, as shown on the map entitled Resubdivision of Lots 6 and 7 of Hickory Trail Farms Section 1, of record as Plat Book 4885, Page 115, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Roy H. Hamilton and wife, Mary C. Hamilton by deed from Richard H. Hill and wife, Ruby E. Hill, of record in Book 5484, Page 987, dated August 17, 1979, said Register's Office. The said Mary C. Hamilton having predeceased her husband, Roy M. Hamilton, leaving him as the surviving tenant by the entireties. The said Roy M. Hamilton having since died on or about October 7, 2011. His Last Will and Testament being filed in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket Number 11P1796. Said Will devised the subject property to Karen Ann Coyne, Marianne Hamilton Langston, Roy Michael Hamilton, Patricia Sparnych, John Hamilton, Laura Bliss, Gerard Hamilton, Katie Whitsitt and Bridget Mason.

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 525 Hickory Trail Dr., Nashville, TN 37209
(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 22nd day of March, 2013.

Laura Bliss, Executrix

Laura Bliss

Karen Ann Coyne by Laura Bliss, Attorney-in-Fact

Marianne Hamilton by Laura Bliss, Attorney-in-Fact

John Hamilton by Laura Bliss, Attorney-in-Fact

Michael Hamilton by Laura Bliss, Attorney-in-Fact

Gerard Hamilton by Laura Bliss, Attorney-in-Fact

Patricia Sparnych by Laura Bliss, Attorney-in-Fact

Katie Whitsitt by Laura Bliss, Attorney-in-Fact

Bridget Mason by Laura Bliss, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named Laura Bliss, individually and as executrix of the Roy Hamilton Estate 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 official seal this 22nd day of March, 2013.

Commission expires: 12-21-14

Notary Public

JENNY AVERHOFF
NOTARY PUBLIC
STATE OF TENNESSEE
RUTHERFORD COUNTY

STATE OF Tennessee
COUNTY OF Davidson

On this 22nd day of March, 2013, before me personally appeared Laura Bliss to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Karen Coyne, Marianne Hamilton Langston, Roy Michael Hamilton, Patricia Sparnych, John Hamilton, Gerard Hamilton, Katie Whitsitt and Bridget Mason and who acknowledged that she executed the same as the free act and deed of Karen Coyne, Marianne Hamilton Langston, Roy Michael Hamilton, Patricia Sparnych, John Hamilton, Laura Bliss, Gerard Hamilton, Katie Whitsitt and Bridget Mason.

Witness my hand and official seal at this 22nd day of March, 2013.

Commission expires: 12-21-14

Notary Public

JENNY AVERHOFF
NOTARY PUBLIC
STATE OF TENNESSEE
RUTHERFORD COUNTY

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