WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130090699 DEEDWARR
Recvd: 10/22/13 10:46 2 pgs
Fees:13.00 Taxes:555.00
20131022-0110043

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner (AB)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of October, 2013.

Notary Public

MY COMMISSION EXPIRES: 8/23/14

(AFFIX SEAL)

LINDSEY G. BOSWELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Greenvue Title & Escrow, LLC, 2207 Crestmoor Road, Suite 101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Candace D Weber	F&M Bank	052-11-0-029.00
(NAME)	(NAME)	
212 Peeler Trail	100 Bluegrass Commons #100	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Hendersonville, TN 37075	
(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 Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Jeffrey H. Levy, married, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Candace D Weber, 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:

Land in Davidson County, Tennessee, being Lot 6, as shown on the map entitled the Plan of Madison Heights, Section 3, of record in Book 2083, Page 111, 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 Jeffrey H. Levy, unmarried, by deed from Javier Garcia and wife, Dania Pedroso, of record in Instrument No. 20081125-0115468, dated November 21, 2008, said Register's Office.

The said Kathryn K. Coleman-Levy joins in execution of this Warranty Deed to convey any and all marital interest she may have in and to the said property.

unimproved ☐

This is improved ☑ property, known as 212 Peeler Trail, Madison, TN 37115
(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.
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.

Witness our hands this 15th day of October, 2013.

Jeffrey H. Levy

Kathryn K. Coleman-Levy

STATE OF TENNESSEE

COUNTY OF Davidson

On this 15th day of October, 2013, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Jeffrey H. Levy and Kathryn K. Coleman-Levy**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
June 21, 2016

TONYA BURRUS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON

Notary Public,