RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

BILL GARRETT, Davidson County
Trans:T20140005945 DEEDWARR
Recvd: 01/27/14 10:45 2 pgs
Fees:13.00 Taxes:1256.15

20140127-0007171

# WARRANTY DEED

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Comm. Exp. NOV 3, 2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $339,500.00

Tracey F. Levy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF January, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Joseph Mark Levy | SAME | Map 155-16-A |
| (NAME) | (NAME) | |
| 6009 Deerbrook Drive | | Parcel 135 CO |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37221 | | |
| (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, **TERI L. WALLACE, MARRIED, AND JAMES S. YERBIC AND LINDA YERBIC, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOSEPH MARK LEVY AND TRACEY F. LEVY, HUSBAND AND WIFE,** 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 No. 162 on the Plan of Traceside, Section Five of record in Plat Book 9700, Page 269, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Teri L. Wallace, married, and James S. Yerbic and Linda Yerbic, husband and wife, by Warranty Deed dated May 29,2 012, from Jody F. Elder and spouse, Ginny B. Elder, filed of record in Instrument No. 20120601-0047458, Register's Office for Davidson County, Tennessee.

Bruce J. Wallace joins in executing this deed to convey any marital interest he may have in said property.

This conveyance is subject to (a) 2014 real property taxes; (b) all matters appearing on the plan of record in Book 9700, page 269, said Register's Office; (c) restrictive covenants of record in Book 9236, page 504, Book 9435, page 493, Book 9677, page 675 and Instrument No. 20060501-0049743, said Register's Office; (d) Bylaws of record in Book 9668, page 899, said Register's Office; and (e) easements of record in Book 9306, page 279 and Book 10355, page 859, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 6009 Deerbrook Drive, Nashville, Tennessee 37221
(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 24 day of January, 2014.

Linda Yerbic

Teri L. Wallace
By James S. Yerbic, Attorney in Fact

James S. Yerbic

Bruce J. Wallace
By James S. Yerbic, 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 James S. Yerbic and Linda Yerbic, the bargainor, 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 Nashville, Tennessee this 24 day of January, 2014.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of January, 2014, before me personally appeared James S. Yerbic, to me known to be the person who executed the foregoing instrument on behalf of Teri L. Wallace and Bruce J. Wallace and acknowledged that he executed the same as the free act and deed of Teri L. Wallace and Bruce J. Wallace.

Witness my hand and official seal at Nashville, Tennessee this 24th day of January, 2014.

Commission expires:

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

Notary Public