BILL GARRETT, Davidson County
Trans:T20140014972 DEEDWARR
Recvd: 03/05/14 09:43 2 pgs
Fees:13.00 Taxes:987.53
20140305-0018376

WARRANTY DEED

B-LG-14-534

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $266,900.00

Affiant

Subscribed and sworn to before me, this 27th DAY OF February, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/15/16
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James H. Levine	James H. Levine	
534 Armistead Place (ADDRESS)	534 Armistead Place (NAME) (ADDRESS)	
Nashville, TN 37215 (CITY) (STATE) (ZIP)	Nashville, TN 37215 (CITY) (STATE) (ZIP)	116-12-0-D-534.00 CO

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 DANIEL S. HARRINGTON AND WIFE, LUCY M. HARRINGTON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JAMES H. LEVINE, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A CERTAIN CONDOMINIUM UNIT IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 534, IN A HORIZONTAL PROPERTY REGIME AS SHOWN ON THE CONDOMINIUM SITE PLAN OF BURLINGTON CONDOMINIUM, PHASE III AS OF RECORD IN PLAT BOOK 5200, PAGES 403, 404, 405 AND 406, AS AMENDED IN PLAT BOOK 5800, PAGE 185, AND FURTHER AMENDED IN PLAT BOOK 6250, PAGE 103, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO DANIEL S. HARRINGTON AND WIFE, LUCY M. HARRINGTON BY GENERAL WARRANTY DEED FROM SHELBY LYNN SHEFFIELD, AN UNMARRIED PERSON, OF RECORD AT INSTRUMENT NO. 20070601-0065225, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED MAY 31, 2007 AND RECORDED ON JUNE 01, 2007.

THIS CONVEYANCE IS SUBJECT TO A) 2014 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN PLAT BOOK 5200, PAGES 403 THROUGH 406, AS AMENDED IN PLAT BOOK 5800, PAGE 185 AND FURTHER AMENDED IN PLAT BOOK 6250, PAGE 103; BOOK 5863, PAGE 796, AS AMENDED IN BOOK 6046, PAGE 134; BOOK 5869, PAGE 168, AMENDED IN BOOK 7570, PAGE 316, BOOK 7866, PAGE 387 AND IN BOOK 8158, PAGE 846; BOOK 6011, PAGE 653, AMENDED IN BOOK 6194, PAGE 440, BOOK 6362, PAGE 405 AND IN BOOK 11525, PAGE 300; BOOK 6018, PAGE 349; BOOK 6929, PAGE (S) 643 AND 646; BOOK 3401, PAGE 545, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 534 Armistead Place, Nashville, Tennessee 37215
(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 hand(s) this 27th day of February, 2014.

Daniel S. Harrington

Lucy M. Harrington

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DANIEL S. HARRINGTON AND LUCY M. HARRINGTON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th day of February, 2014.

Notary Public
My Commission Expires: 5-20-14
(SEAL)

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903