WARRANTY DEED

14-03-019

Davidson County DEEDWARR
Recvd: 04/16/14 15:24 2 pgs
Fees:13.00 Taxes:926.11
20140416-0031984

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,300.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 16th day of April, 2014

Notary Public

My Commission Expires: 09/09/14

(AFFIX SEAL)

SCOTT D. WEISS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 1900 Church Street, Ste. 301, Nashville, TN 37203

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
DAWN MICHELLE LEVINE	" NEW OWNER "	142-16-0-D
(NAME) 2420 Devon Valley Drive	(NAME)	042.00CO
(ADDRESS) Nashville, TN 37221	(ADDRESS)	
(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 Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **ANN M. LEVINE, MARRIED**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **DAWN MICHELLE LEVINE, MARRIED**, hereinafter called the Grantee(s), 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. 82, on the Final Plat of Devon Glen, Phase III**, of record in Plat Book 7900, Page 663, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to ROBERT C. LEVINE AND WIFE, ANN M. LEVINE, by Deed from SOUTHWINDS DEVELOPMENT, INC., A TENNESSEE CORPORATION, dated December 15, 1994, of record in Book 9549, Page 689, Register's Office for Davidson County, Tennessee. SUBSEQUENTLY ROBERT C. LEVINE conveyed all his rights and interest to his wife ANN M. LEVINE by Quitclaim Deed of record in Book 10233, Page 626, said Register's Office.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, of Devon Glen, of record in Book 7517, Page 283, as amended in Book 7517, Page 367, in Book 8180, Page 220, in Book 8712, Page 618, in Book 8712, Page620, in Book 8796, Page 410, in Book 8796, Page 416, in Book 9150, Page 182, in Book 9492, Page 594, in Book 9492, Page 600, in Book 10692, Page 750, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

THIS instrument is being executed in behalf of **ANN M. LEVINE AND HUSBAND, ROBERT C. LEVINE** pursuant to a Power of Attorney executed by same on the 8th day of April, 2014, and being filed for record in Instrument No. 20140416-0031983, and being recorded simultaneously herewith.

ROBERT C. LEVINE spouse of the above named ANN M. LEVINE, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, especially his marital rights.

BEING unimproved ☐
Improved ☒ property known as: **2420 Devon Valley Drive, Nashville, TN, 37221.**

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, their hands, this 16th day of April, 2014

ANN M. LEVINE

By: Ann M. Levine by Mich
MICHAEL LEVINE, ATTORNEY-IN-FACT

ROBERT C. LEVINE

By: Robert C. Levine by Mich
MICHAEL LEVINE, ATTORNEY-IN-FACT

STATE OF Tennessee)
COUNTY OF Davidson)

On this 16th day of April, 2014, before me personally appeared **MICHAEL LEVINE**, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of **ANN M. LEVINE & HUSBAND ROBERT C. LEVINE**, and acknowledged that he executed the same as the free act and deed of the said **ANN M. LEVINE & HUSBAND ROBERT C. LEVINE**.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of April, 2014.

My Commission Expires: 09/09/14

Notary Public

SCOTT D. WEISS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

FROM: MICHAEL LEVINE
TO: DAWN MICHELLE LEVINE

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.
2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.
3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

MICHAEL LEVINE, AFFIANT

Sworn to and subscribed before me this 16th day of April, 2014.

My Commission Expires: 09/09/14

Notary Public

SCOTT D. WEISS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

SCOTT D. WEISS

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, SCOTT D. WEILL who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 09/09/14

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY