BILL GARRETT, Davidson County
Trans:T20140065244 DEEDWARR
Recvd: 09/03/14 10:38 2 pgs
Fees:13.00 Taxes:1406.00
20140903-0080281

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M14-1296

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
David Dorris Micah Lacher 2002 Richard Jones Rd Suite C-208 Nashville, TN 37215	NEW OWNER	105-13-131.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $380,000.00

Affiant

Subscribed and sworn to before me, this the 27th day of August, 2014.

Notary Public

My Commission Expires: 3/6/18
(Affix Seal)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **Claudia V. Richardson, unmarried, n/k/a Claudia V. Levy and Ryan Levy, wife and husband, ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **David Dorris, married and Micah Lacher, an unmarried man** **("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in **Davidson** County, **Tennessee**, to wit:

Land in Davidson County, Tennessee, being the easterly one-half of Lot No. 83, on the Plan of Belmont Land Company's Plan of Lots called Belmont Heights, of record in Plat Book 421, page 34, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 83 fronts 50.0 feet on the northerly side of Beechwood Avenue and runs back between parallel lines 188.0 feet to an alley.

Being the same property conveyed to Claudia V. Richardson, unmarried by Warranty Deed from Jason Wolf, married, dated June 14, 2006, recorded June 20, 2006, of record in Instrument No. 20060620-0073760, Register's Office for Davidson County, Tennessee.

Ryan Levy joins in the conveyance for the express purpose of relinquishing all his right, title and interest to said property, marital or otherwise.

This is ☒ Improved OR ☐ Unimproved property located at: **1306 Beechwood, Nashville, TN 37212**

This conveyance is made subject to (1) Property taxes for the year 2015, a lien not yet due and payable. The 2014 Property taxes have been prorated between the parties as of the date of this instrument, with the GRANTEES paying their prorated share thereof to GRANTORS who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

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 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, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **27th** day of **August, 2014.**

GRANTOR(S)

Claudia V. Richardson n/k/a Claudia V. Levy

Ryan Levy

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Claudia V. Richardson k/n/a Claudia V. Levy and Ryan Levy** me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as their free Act and Deed.

Witness my hand and official seal on this the **27th** day of **August, 2014.**

Notary Public

My Commission Expires:

JESSICA LASCELLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016