File Box 8

PREPARED BY (AND RETURN TO):

*Wilkins & Ivey, Attys.*

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Christy Wilkins Ivey

*Percy Wilkins, Jr. (retired)*

BILL GARRETT, Davidson County
Trans:T20140093617 DEEDWARR
Recvd: 12/15/14 14:17 2 pgs
Fees:13.00 Taxes:66.60
20141215-0114530

W & I Ref: (DKM) Title No.: 57083
Dav. Co. File: Box 8

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Gary H. Schalmo<br>1306 Pillow St., Unit B<br>Nashville, TN 37203 | New Owner |

**TAX MAP PARCEL NUMBERS:** 09108008600

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$18,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Gay Levine Eisen as Executrix of the Estate of Morris Levine**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Gary H. Schalmo** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 42 on the Map of L. H. Davis Subdivision of Lot 41, Clifton Plan, of record in Book 57, Page 100, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Morris Levine by Final Decree Confirming Sale, dated August 30, 1976, recorded September 1, 1976 in Book 5064, Page 481, Register's Office for Davidson County, Tennessee. Morris Levine having since died. The Last Will and Testament of Morris Levine, recorded in Docket No. 01P1971, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, appointed Gay Levine Eisen as Executrix, with full power to sell transfer and convey property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2015, and subsequent years; The Plan, with Owner's Certificate, of record in Book 57, Page 100, Register's Office for said County, to which plan reference is hereby made for a more complete description..

**This is unimproved property, known as 1000 43rd Avenue North, Nashville, TN 37209**

**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, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 8th day of December, 2014.

Estate of Morris Levine
by Gay Levine Eisen executrix

**Gay Levine Eisen as Executrix of the Estate of Morris Levine**

State of Tennessee

County of Davidson

On this 8th day of December, 2014, before me the undersigned authority, personally appeared Gay Levine Eisen as Executrix of the Estate of Morris Levine, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: _____

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-24-2017

State of Tennessee

County of Davidson

**AFFIDAVIT**

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $18,000.00.

Affiant

Sworn and subscribed before me this 8th day of December, 2014.

Notary

My Commission Expires: _____

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-24-2017