WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$437,500.00**

Affiant

Subscribed and sworn to before me, this 29th day of June, 2015

Notary Public

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans: T20150052459 DEEDWARR
Recvd: 06/30/15 11:25 2 pgs
Fees: 13.00 Taxes: 1618.75
20150630-0062961

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeremy Nagoshiner	FHN Bank	145-13-0
(NAME)	(NAME)	(MAP)
5323 General Forrest Court	50 Franklin Street	025.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37215	Clarksville, TN 37040	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, I/we, Nancy Payne Levy, Trustee of the Nancy Payne Levy Revocable Living Trust, dated November 20, 2001, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Jeremy Nagoshiner and wife, Valerie Nagoshiner, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 158 on the Plan of Tyne Valley Estates, Section 9 of record in Plat Book 3700, Pages 65 and 66, in the 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 Nancy Payne Levy and Alfred J. Levy, Jr., Trustees of the Nancy Payne Levy Revocable Living Trust, dated November 20, 2001 by Quitclaim deed from Nancy P. Levy of record in Instrument No. 20011129-0130703 Register's Office for Davidson County, Tennessee, dated November 28, 2001 and recorded on November 29, 2001 and Deed of Correction to Revocable Living Trust recorded on December 20, 2001 in Instrument No. 20011220-0140658. The said Alfred Jaros Levy Jr. having died on August 28, 2013 leaving Nancy Payne Levy as the Surviving Trustee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 5323 General Forrest Court, Nashville, Tennessee 37215

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 my/our hand(s) this 29th day of June, 2015.

NANCY PAYNE LEVY REVOCABLE LIVING TRUST
DATED NOVEMBER 20, 2001

By: Nancy Payne Levy, Trustee
Nancy Payne Levy, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Nancy Payne Levy, Trustee with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the within named bargainor, Trustee of the Nancy Payne Levy Revocable Living Trust dated November 20, 2001, and that she executed the foregoing instrument of her own free will for the purposes therein set forth.

Witness my hand and official seal at office at Nashville, Tennessee, on this the 29th day of June, 2015.

Jennifer D. Stacey
Notary Public

JENNIFER D. STACEY
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

My commission expires 9/20/17