THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

BILL GARRETT, Davidson County
Trans: T20150066006 DEEDWARR
Recvd: 08/10/15 09:24 2 pgs
Fees: 13.00 Taxes: 1720.50
20150810-0079322

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 465,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 DAY OF August, 2015.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Henry C. Leventis	New Owner	MAP
5010 Idaho Avenue		PARCEL 10303010800
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Carl A. Novak and Jade L. Novak, formerly known as, Carl A. Nowak and Jade L. Nowak**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Henry C. Leventis and Kelly J. Leventis, husband and wife**

HEREINAFTER CALLED THE GRANTEES, 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 part of Block No. 18 on the Plan of Realty Savings Bank & Trust Co's Revised Plan of West Extension of Charlotte Park Company's First Addition of record in Plat Book 421, Page 18, in the Register's Office for Davidson County, Tennessee, described as follows:

Beginning at the northeast corner of 51st Avenue North, formerly 10th Street, as widened, and Idaho, formerly 5th Avenue; thence with the northerly margin of Idaho Avenue, eastwardly 50 feet, more or less, to a point 60 feet west of the southwest corner of the property conveyed to Bert Tidwell and wife, by deed from Russell Wright, et al, of record in Book 546, page 308, said Register's Office; thence northwardly 150 feet to the southerly margin of an alley; thence with said alley, westwardly 60 feet, more or less, to the easterly margin of 51st Avenue North; thence with the same, southwardly 150 feet to the beginning.

Being the same property conveyed to Carl A. Nowak and wife, Jade L. Nowak by warranty deed from Linda Gray Morefield and husband, William A. Morefield of record in Book 8642, page 550, Register's Office for Davidson County, Tennessee, dated 05/29/1992 and recorded on 06/03/1992.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **5010 Idaho Avenue, 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 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 our hand(s) this the 5th day of August, 2015.

Carl A. Novak

Carl A. Novak

Jade L. Novak

Jade L. Novak

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Carl A. Novak, formerly known as Carl A. Nowak,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that HE executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 5th day of August, 2015.

My Commission expires: 1-9-16

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jade L. Novak, formerly known as Jade L. Nowak,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that SHE executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 5th day of August, 2015.

My Commission expires: 1-9-16

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

Notary Public

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN