WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150079486 DEEDWARR
Recvd: 09/18/15 10:08 2 pgs
Fees:13.00 Taxes:3182.00
20150918-0094855

State of Tennessee
County of ~~Williamson~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $860,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of September, 2015

Notary Public

MY COMMISSION EXPIRES: 10/15/2016
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Lehman Title & Escrow, LLC, 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lael M. Luedtke	new owner	14100004000
(NAME)	(NAME)	
7704 Scenic River Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Phillip I. Levitan and Susan Levitan, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Lael M. Luedtke and Gary D. Highland, wife and husband,** 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 Lot No. 9 on the Plan of Scenic River Farms of record in Plat Book 9700, pages 553 and 554, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Phillip I. Levitan and spouse Susan Levitan by Deed from Scenic River Farms, Inc., recorded on January 16, 1998 of record in Book 10759, Page 731, Register's Office for Davidson County, Tennessee.

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.

unimproved ☐

This is improved ☑ property, known as 7704 Scenic River Lane, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hands this 16th day of September, 2015.

Phillip I. Levitan

Susan Levitan

State of Tennessee
County of Williamson

Personally appeared before me Phillip I. Levitan and Susan Levitan, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 16th day of September, 2015.

Notary Public J. Trent Lehman
My Commission Expires: November 13, 2017

File No.: 10602

J. TRENT LEHMAN
STATE
TENNESSEE
NOTARY
PUBLIC
WILLIAMSON COUNTY