# WARRANTY DEED

File #15339

BILL GARRETT, Davidson County
Trans:T20150092237 DEEDWARR
Recvd: 10/29/15 12:03 2 pgs
Fees:13.00 Taxes:3191.05

20151029-0110143

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $862,443.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF OCTOBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 1/20/19

(AFFIX SEAL)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Magnolia Title & Escrow
1104B Fatherland Street
Nashville, TN 37206

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Natalie Chantal Levy-Sousan | Same as New Owner | 083100 17000 |
| (NAME) | (NAME) | |
| 1605 Forrest Ave | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37206 | | |
| (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, I, **Pantheon Development, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Natalie Chantal Levy-Sousan,** HEREINAFTER CALLED THE GRANTEE, HIS 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. 14 on the Plan of W. R. Cornelius Jr. Subdivision of record in Plat Book 57, Page 124, 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 Pantheon Development, LLC, a Tennessee limited liability company by Quitclaim deed from M & R Urban Ventures I, LLC, a Tennessee limited liability company of record in Instrument No. 20141107-0103061 Register's Office for Davidson County, Tennessee, dated October 31, 2014 and recorded on November 07, 2014. *See also:* Warranty Deed from Erica L. Leeds and husband, Dale Rogers of record in Instrument No. 20140327-0025363 Register's Office for Davidson County, Tennessee, dated March 26, 2014 and recorded on March 27, 2014 *See also:* Scriveners Affidavit of record in Instrument No. 20141007-0092996, Register's Office for Davidson County, Tennessee.

Being the same property previously conveyed to M & R Urban Ventures I, LLC, by Quitclaim Deed from Pantheon Development, LLC, a Tennessee limited liability company of record in Instrument No. 20140424-0034740, Register's Office for Davidson County, Tennessee, dated April 23, 2014 and recorded on April 24, 2014. Scrivener's Affidavit (to correct Plat Book reference) recorded as Instrument No. 20141103-0101418, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes which have been pro-rated as of the date of closing and paid by

Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 1605 Forrest Ave, Nashville, TN 37206

(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 hand this 28th day of October, 2015.

**Pantheon Development, LLC**

**BY:** _____
**Joshua L. Hunter, authorized agent**

STATE OF Tennessee

COUNTY OF Davidson

On this the 28th day of October, 2015, before me, appeared Joshua L. Hunter, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he/she is the authorized agent of Pantheon Development, LLC, a Tennessee limited liability company and that said instrument was signed in behalf of said Pantheon Development, LLC, and said officer acknowledged said instrument to be the free act of deed of said Pantheon Development, LLC.

WITNESS my hand and seal, this the 28th day of October, 2015.

LESLIE GARSIDE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public: _____

My commission expires: 1/20/19

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104B Fatherland Street
Nashville, TN 37206