WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150105392 DEEDWARR
Recvd: 12/14/15 14:10 2 pgs
Fees: 13.00 Taxes: 1232.10
20151214-0125542

ELIZABETH M. PRESTON * STATE OF TENNESSEE NOTARY PUBLIC * MONTGOMERY COUNTY

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $333,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of December, 2015

Notary Public

MY COMMISSION EXPIRES: 10/4/19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Anna Levy	New Owner	Map 83-13
(NAME)	(NAME)	
300 South 15th Street		Parcel 307
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, **Kayla Boortz Young and Jesse Young, wife and husband,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Anna Levy, unmarried and Donald Levy, a married man,** 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. 2 on the Plan of L. T. Stevens Subdivision of Lot Nos. 110, 111, 112, 113, 114, 133, 134 and 135, Lindsley Home Place, of record in Plat Book 547, page 101, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Kayla Boortz, an unmarried woman, and Christopher L. Boortz and Andrea Boortz, husband and wife, by Warranty Deed, from Derek B. Smith, an unmarried person, of record as Instrument No. 20110701-0050455, Register's Office for Davidson County, Tennessee. Christopher L. Boortz and Andrea Boortz, divorced, each having a 25% interest held as tenants in common Quitclaim their interest to Jesse Young, unmarried, filed for record on January 3, 2014, as Instrument No. 20140103-0000578, corrected as Instrument No 20151214-0125540 said Register's Office. Kayla Boortz now goes by the name of Kayla Boortz Young.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2015 real property taxes have been paid, prorated and assumed by the grantee(s); and (b) all matters appearing on the plan of record in Book 547, page 101, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 300 South 15th Street, 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/our hands this 11th day of December, 2015.

Kayla Boortz Young

Kayla Boortz Young

Jesse Young by Kayla Boortz Young attorney in fact

Jesse Young
By: Kayla Boortz Young, Attorney in Fact

State of Tennessee

County of Davidson

Personally appeared before me Kayla Boortz Young, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 11th day of December, 2015.

Notary Public

My Commission Expires:

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires May 6, 2019

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

On December 11, 2015, before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Kayla Boortz Young with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon his/her oath, acknowledged himself/herself to be the Attorney-in-Fact for the within named Jesse Young and being authorized to act on behalf of said person pursuant to a recorded Power of Attorney, he/she executed the foregoing instrument as his/her free act and for the purposes therein contained.

In Witness Whereof, I have hereunto set my hand and official seal.

My commission Expires:

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires May 6, 2019

Notary Public

File No.: 36165