P15-6988A-BW

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20160000159 DEEDWARR
Recvd: 01/04/16 09:56 4 pgs
Fees:23.00 Taxes:251.60
20160104-0000151

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 68,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF December, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brad Dodge		07008001900 07008002100 07008002200 07008002300 07004016700
762 Rodney Drive	New Owner	07004016600 07004016500 07004016400 09108027400 15000010100
Nashville, TN 37205		07008004200 07008006000 07101007300
(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, **Gay Levine Eisen, Executrix of the Estate of Morris Levine**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brad Dodge**

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:

TRACT I (07008001900):
Land in Davidson County, Tennessee, being all of Lot Nos. 173 and 174, on the plan of Haynie's Republican Plan, A Subdivision of Lots 1 and 2 of the "Free Silver Plan", of record in Plat Book 161, Page 92, said Register's Office, reference to which is hereby made for a more complete description.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED THEREFROM is that portion conveyed to Metro Government of Nashville & Davidson County, Tennessee by Warranty Deed from Morris Levine, unmarried dated March 27, 1991 of record in Book 8317, Page 559, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Morris Levine by Final Decree Confirming Sale dated 01/14/1975 from Raymond L. Barrett, Clerk and Master of record in Book 5033, Page 528, Register's Office for Davidson County, Tennessee.

TRACT II (07008002100):
Land in Davidson County, Tennessee, being all of Lot No. 176, on the plan of Haynie's Republican Plan, A Subdivision of Lots 1 and 2 of the "Free Silver Plan", of record in Plat Book 161, Page 92, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Morris Levine by Final Decree Confirming Sale dated 01/16/1975 from Raymond L. Barrett, Clerk and Master of record in Book 5033, Page 508, Register's Office for Davidson County, Tennessee.

TRACT III (07008002200):
Land in Davidson County, Tennessee, being all of Lot No. 177, on the plan of Haynie's Republican Plan, A Subdivision of Lots 1 and 2 of the "Free Silver Plan", of record in Plat Book 161, Page 92, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Morris Levine by Final Decree Confirming Sale dated 11/10/1988 from Christina Morris, Clerk and Master of record in Book 7733, Page 981, Register's Office for Davidson County, Tennessee.

TRACT IV (07008002300):
Land in Davidson County, Tennessee, being all of Lot No. 178, on the plan of Haynie's Republican Plan, A Subdivision of Lots 1 and 2 of the "Free Silver Plan", of record in Plat Book 161, Page 92, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Morris Levine by Final Decree Confirming Sale dated 11/10/1988 from Christina Norris, Clerk and Master of record in Book 8095, Page 405, Register's Office for Davidson County, Tennessee.

TRACT V (07004016700):
Land in Davidson County, Tennessee, being all of Lot No. 213, on the plan of Haynie's Republican Plan, A Subdivision of Lots 1 and 2 of the "Free Silver Plan", of record in Plat Book 161, Page 92, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Morris Levine by Final Decree Confirming Sale dated 01/14/1975 from Raymond L. Barrett, Clerk and Master of record in Book 5042, Page 325, Register's Office for Davidson County, Tennessee.

TRACT VI (07004016600):
Land in Davidson County, Tennessee, being all of Lot No. 212, on the plan of Haynie's Republican Plan, A Subdivision of Lots 1 and 2 of the "Free Silver Plan", of record in Plat Book 161, Page 92, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Morris Levine by Final Decree Confirming Sale dated 01/14/1975 from Raymond L. Barrett, Clerk and Master of record in Book 5042, Page 335, Register's Office for Davidson County, Tennessee.

TRACT VII (07004016500):
Land in Davidson County, Tennessee, being all of Lot No. 211, on the plan of Haynie's Republican Plan, A Subdivision of Lots 1 and 2 of the "Free Silver Plan", of record in Plat Book 161, Page 92, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Morris Levine by Final Decree Confirming Sale dated 01/14/1975 from Raymond L. Barrett, Clerk and Master of record in Book 5042, Page 320, Register's Office for Davidson County, Tennessee.

TRACT VIII (07004016400):
Land in Davidson County, Tennessee, being all of Lot No. 210, on the plan of Haynie's Republican Plan, A Subdivision of Lots 1 and 2 of the "Free Silver Plan", of record in Plat Book 161, Page 92, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Morris Levine by Final Decree Confirming Sale dated 01/14/1975 from Raymond L. Barrett, Clerk and Master of record in Book 5033, Page 523, Register's Office for Davidson County, Tennessee.

TRACT IX (09108027400):
Land in Davidson County, Tennessee, being the north 16 1/2 feet of Lot No. 2 and the South 17 feet of Lot No. 3 of Block O on the Map showing the Subdivision of Block O and P, Plan No. 3 of West Nashville, of record in Book 161, Page 9 in the Register's Office for said County.

Said parts of said lots adjoining and front together 33 1/2 feet on the west side of 42nd Avenue North (formerly 1st Street) and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Morris Levine by Trustees Deed dated 11/28/1978 from J. J. Nanni, Trustee of record in Book 5369, Page 133, Register's Office for Davidson County, Tennessee.

TRACT X (15000010100):
TRACT No. 5 on the plan showing the division of the lands owned by Mattie Foster in accordance with the provision of her will. Said Land is Lot No. 1 in the division of the land owned by Robert Foster. Said Plan is not yet of record but will be recorded. Said Tract No. 5 is more particularly described as follows:

Beginning at a point on the Hamilton Road, 311 feet west from the southeast corner Lot 1 in division of and owned by Robert Foster heretofore referred to; thence north 84 1/2 degrees west 513 feet along the middle of said Hamilton Road to a point; thence north 4 degrees east along the east side of a 20 foot avenue 303 feet to a point; thence north 3 1/2 degrees east along said avenue 551.5 feet to a point in the south 86 1/2 degrees east 494 feet to a point on the west line of Tract No. 4; thence south 3 1/2 degrees west 873.5 feet to the beginning corner.

INCLUDED IN THE ABOVE DESCRIBED PROPERTY, BUT EXPRESSLY EXCLUDED therefrom are all the Tracts heretofore conveyed. Said property contains about four (4) acres.

(Description above taken from deed at Book 4535, Page 568)

Being the same property conveyed to Morris Levine by Final Decree Confirming Sale dated 05/28/1981 from Christina Norris, Clerk and Master of record in Book 5781, Page 679, Register's Office for Davidson County, Tennessee.

TRACT XI (07008004200):
Land in Davidson County, Tennessee, being parts of Lot Nos. 167, 168, 169 and 170 on the plan of Haynie's Republican Plan, a Subdivision of Lots 1 and 2 of the "Free Silver Plan", of record in Plat Book 161, Page 92, said Register's Office, reference to which is hereby made for a more complete description. Said parts of said lots adjoin and front together 100 feet on the westerly side of McKinley Avenue and run back 100 feet more or less to a
dead line in the rear.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED THEREFROM is that portion conveyed to Metropolitan Government of Nashville & Davidson County, Tennessee by Warranty Deed dated 03/27/1991 from Morris Levine, unmarried, individually and as Trustee of record in Book 8317, Page 556, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Morris Levine, Trustee by Warranty Deed dated 11/12/1966 from Charles E. Binkley and Bobby Jones of record in Book 4093, Page 148, Register's Office for Davidson County, Tennessee.

TRACT XII (07008006000):
Land in Davidson County, Tennessee, being part of Lot No. 151, on the plan of Haynie's Republican Plan, A Subdivision of Lots 1 and 2, of the "Free Silver Plan", of record in Plat Book 161, Page 92, said Register's Office, and being more particularly described as follows:

Said Lot No. 151 fronts 25 feet on the easterly side of McKinley Avenue and runs back between lines 125 feet on the northerly side and 110 feet on the southerly side to a broken line at the rear on which it measures 32 feet more or less.

Being the same property conveyed to Morris Levine by Final Decree Confirming Sale dated 01/14/1975 from Raymond L. Barrett, Clerk and Master of record in Book 5042, Page 340, Register's Office for Davidson County, Tennessee.

TRACT XIII (07101007300):
Land in Davidson County, Tennessee, being all that land conveyed to Morris Levine by Final Decree Confirming Sale filed for record on 07/06/1976 in Book 5042, Page 330, Register's Office for Davidson County, Tennessee.

LESS AND EXCEPT that portion conveyed to the State of Tennessee by Warranty Deed from Morris Levine filed for record on 09/09/1996 in Book 10183, Page 207, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Morris Levine by Final Decree Confirming Sale dated 09/10/1974 from Raymond L. Barrett, Clerk and Master of record in Book 5042, Page 330, Register's Office for Davidson County, Tennessee.

The said Morris Levine died testate on 12/04/2001, subject and real property is vested in his Estate as evidenced by the Last Will and Testament and Codicil of Morris Levine filed in Case No. 01P1971, in the Probate Court Clerk's Office for Davidson County.

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 **(X)** UNIMPROVED property known as ***Tract 1*, 810 McKinley Street, Nashville, TN; *Tract 2*, McKinley Street, Nashville, TN; *Tract 3*, McKinley Street, Nashville, TN; *Tract 4*, McKinley Street, Nashville, TN; *Tract 5*, McKinley Street, Nashville, TN; *Tract 6*, McKinley Street, Nashville, TN; *Tract 7*, McKinley Street, Nashville, TN; *Tract 8*, McKinley Street, Nashville, TN; *Tract 9*, 903 42nd Avenue N, Nashville, TN; *Tract 10*, Hamilton Church Road, Nashville, TN; *Tract 11*, W. Trinity Lane, Nashville, TN; *Tract 12*, McKinley Street, Nashville, TN; *Tract 13*, W. Trinity Lane, Nashville, TN**

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 _____ hand( ) this the 31st day of December, 2015.

Estate of Morris Levine

Gay Levine Eisen, executrix

By: Gay Levine Eisen, Executrix

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Gay Levine Eisen, Executrix of the Estate of Morris Levine,** 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 31st day of December, 2015.

My Commission expires: 10/18/16

Notary Public

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named 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_____ executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 31st day of December, 2015.

My Commission expires: _____

_____
Notary Public