WARRANTY DEED

File #16174

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $114,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF APRIL, 2016.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 10/14/19

ELIZABETH M. PRESTON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Don Levy	New Owner	129-15-0A-150.00 CO
(NAME)	(NAME)	
P.O. Box 382296		
(ADDRESS)	(ADDRESS)	
Germantown, TN 38183		
(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, **C & G Holdings, LLC, a Tennessee limited liability company and Wendi McConnell,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Don Levy, a married man ,** 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:

A certain condominium apartment in Davison County, Tennessee, described as follows, to wit: Being Unit No. 150 of Belle Meade Highlands Condominiums as created under Title 66, Chapter 27, Section 101, et seq. as amended, Tennessee Code Annotated, and as established by the Master Deed establishing Belle Meade Highlands Condominiums, of record in Book 7091, Page 302, Register's Office For Davidson County, Tennessee, together with the undivided percentage interests in the common elements appurtenant to said unit as set forth in Exhibit A-1 of the Master Deed. Reference is hereby made to the plat of Belle Meade Highlands Condominium as set forth in Exhibit A-2 of said Master Deed for a more complete description and identification of said unit.

Being the same property conveyed by Quitclaim Deed from Sandra Chamberlain, a single woman to C & G Holdings, LLC, a Tennessee limited liability company, as recorded on the 5th day of September, 2012 in Instrument No. 20120905-0080300 and Warranty Deed from John R. Mattingly, an unmarried person to Sandra Chamberlain and Wendi McConnell, joint tenants with rights of survivorship and not as tenants in common, as recorded on the 19th day of March, 2008 in Instrument No. 20080319-0027659, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been paid and prorated, subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

BILL GARRETT, Davidson County
Trans:T20160035594 DEEDWARR
Recvd: 04/29/16 13:39 2 pgs
Fees:13.00 Taxes:425.13
20160429-0042224

unimproved ☐
This is improved ☒ property, known as 21 Vaughn Gap Rd., Unit 150, Nashville, TN 37215
(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 29th day of April, 2016.

C & G Holdings, LLC

BY: Sandra Chamberlain, Trustee
Sandra Chamberlain, Trustee of the Revocable
Living Trust of Sandra Chamberlain
Its: Sole Member

Wendi McConnell

Sandra Chamberlain

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, Sandra Chamberlain, Trustee of the Revocable Living Trust of Sandra Chamberlain, as the sole member of C & G, Holdings, LLC, a Tennessee limited liability company the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she as the Trustee of the Revocable Living Trust of Sandra Chamberlain, as the sole member of the C & G Holdings, LLC, a Tennessee limited liability company executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of April, 2016.

Notary Public

My Commission Expires: 05/06/2019

WILLIAM D. CASTLEMAN, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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, Wendi McConnell and Sandra Chamberlain, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of April, 2016.

Notary Public

My Commission Expires: 05/06/2019

WILLIAM D. CASTLEMAN, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN RECORDED DOCUMENTS TO:

Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212