BILL GARRETT, Davidson County
Trans: T20160044602 DEEDWARR
Recvd: 05/26/16 13:36 2 pgs
Fees: 13.00 Taxes: 399.60
20160526-0053213

WARRANTY DEED

SRN16-0021

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $108,000.00

Affiant

Subscribed and sworn to before me, this 25th DAY OF May, 2016.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

SHELBY LAMBERT STATE OF TENNESSEE NOTARY PUBLIC HENRY CO. TENN.

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Donald M. Levy	Donald M. Levy	
21 Vaughns Gap Road (ADDRESS)	21 Vaughns Gap Road (NAME) (ADDRESS)	
Nashville, TN 37205 (CITY) (STATE) (ZIP)	Nashville, TN 37205 (CITY) (STATE) (ZIP)	129-15-0A-153.00-CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JAMES PAUL ANDERSON, III, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DONALD M. LEVY, A MARRIED MAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 153, together with the appurtenant interest in the common elements of Belle Meade Highlands Condominium, a horizontal property regime established by Master Deed and By-Laws of record in Book 7091, Page 302, amended in Instrument No. 20080424-0042111, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit A-2 to the aforementioned Master Deed.

Being the same property conveyed to Lisa C. Howell by Warranty Deed from Lisa Renee Hall, now Robble and husband, Greg Robble, of record in Instrument No. 20001229-0127610 Register's Office for Davidson County, Tennessee, dated December 27, 2000 and recorded on December 29, 2000

Being the same property conveyed to James Paul Anderson, III, unmarried by Warranty deed from Lisa C. Howell of record in Instrument No. 20140402-0027309 Register's Office for Davidson County, Tennessee, dated April 01, 2014 and recorded on April 02, 2014.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Book 7091, Page 302, amended in Instrument No. 20080424-0042111, Book 7091, Page 351, amended in No. Instrument 20071025-0126213, Book 11000, Page 273, Book 4816, Page 427, corrected in Book 4881, Page 710; Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 21 Vaughns Gap Road , Nashville, Tennessee 37205
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this 25th day of May, 2016.

James Paul Anderson, III, by Andrea Oldendorf, attorney-in-Fact
James Paul Anderson,, III

STATE OF Tennessee
COUNTY OF Davidson

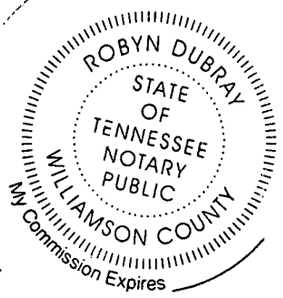
On this the 25th day of May, 2016, before me personally appeared Andrea Oldendorf to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of James Paul Anderson, III, unmarried and who acknowledged he/she/they executed the same as the free act and deed of the said James Paul Anderson, III, unmarried.

Witness my hand and official seal, this the 25th day of May, 2016.

Notary Public

My Commission Expires: 2/21/2017

(SEAL)



RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959