BILL GARRETT, Davidson County
Trans:T20160060452 DEEDWARR
Recvd: 07/14/16 13:27 2 pgs
Fees:13.00 Taxes:1998.37
20160714-0072352

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $540,100.00.

Marlene Mitchell
Affiant

Subscribed and sworn before me this the 13th day of July, 2016.

B L Hodge
Notary Public
My commission expires:

BARBARA T. HODGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires October 2, 2017

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Andrew S. Levitre 1200 A Cedar Lane Nashville, TN 37212	Andrew S. Levitre 1200 A Cedar Lane Nashville, TN 37212	118-05-0C-001.00-CO

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, DAVID S. MILLER AND SERAPHINE S.MILLER, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ANDREW S. LEVITRE AND KAITLIN ANN LEVITRE, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

A certain Condominium apartment in Davidson County, Tennessee, being Unit No. 1, including the private Elements appurtenant to said unit, on the plan of Cedar Lane Condominiums, Phase One, a Condominium Development, Together with an Undivided percentage interest in the Common Elements appurtenant to said unit, as set Forth in Exhibit B to the Master Deed establishing Cedar Lane Condominiums, Phase One, a Condominium, of Record in Instrument #20020530-0065774, 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 David S. Miller and Seraphine S. Miller, husband and wife by Warranty deed from Bizhan Hozhabri AKA Bizhan D. Hozhabri and Mina D. Hozhabri, as Co-Trustees of the Hozhabri Family Trust, dated 11/25/1999, and Sheila Hozhabri, single of record in Instrument No. 20091027-0099216 Register's Office for Davidson County, Tennessee, dated September 21, 2009 and recorded on October 27, 2009.

The said David S. Miller and David Shen-Miller are one in the same.

The said Seraphine S. Miller and Seraphine Shen-Miller are one in the same.

Being also known as 1200 A Cedar Lane Nashville, Tennessee 37212.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1200 A Cedar Lane, Nashville, TN 37212.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors,

SSM by SP AIF
DSM by SP AIF

assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 13th day of July, 2016.

David S. Miller by Sydney Poe Attorney in Fact
David S. Miller
By: Sydney Poe, Attorney-in-Fact

Seraphine S. Miller by Sydney Poe Attorney in Fact
Seraphine S. Miller
By: Sydney Poe, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of July, 2016, before me, the undersigned Notary Public in and for said County and State, personally appeared Sydney Poe with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of David S. Miller, by Specific Power of Attorney dated July 1, 2016, and who acknowledged that he executed the same as the free act and deed of David S. Miller.

Witness my hand and official seal this 13th day of July, 2016.

My Commission Expires: 9/10/18

Notary Public

CAVAN MCCANN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of July, 2016, before me, the undersigned Notary Public in and for said County and State, personally appeared Sydney Poe with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Seraphine S. Miller, by Specific Power of Attorney dated July 1, 2016, and who acknowledged that he executed the same as the free act and deed of Seraphine S. Miller.

Witness my hand and official seal this 13th day of July, 2016.

My Commission Expires: 9/10/18

Notary Public

CAVAN MCCANN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY