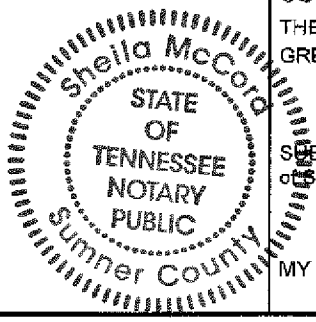
Davidson County DEEDWARR
Recvd: 10/05/16 14:54 3 pgs
Fees:18.00 Taxes:323.75
20161005-0105433

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $87,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of September, 2016.

Notary Public

MY COMMISSION EXPIRES: 3/22/19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lawrence Ira Levy	Lawrence Ira Levy	075-08-0A-097.00-CO
(NAME)	(NAME)	
1623 Shelby Trace	1623 Shelby Trace	
(ADDRESS)	(ADDRESS)	
Mount Juliet, TN 37122	Mount Juliet, TN 37122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Lillie F. Smith, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Lawrence Ira Levy and Pamela Jean Levy, Trustees of the Levy Family Trust dated June 30, 2004**, hereinafter called the GRANTEE(S), their heirs and/or 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 Unit No. 199 in a Horizontal Property Regime of Brooke Castle Condominiums of record in Plat Book 6250, Page 627, and as amended by Surveyor's Certificate of Correction of recorded in Book 6680, Page 905 and re-recorded in Book 6727, Page 762, Master Deed of record in Book 6519, Page 747, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Lillie F. Smith, unmarried by Warranty Deed from E.W. Wilkerson and Harry D. Bass, dated 08/20/2001, recorded 08/23/2001 of record in Instrument No. 20010823-0091008, in the Register's Office for Davidson County, Tennessee.

Rights or claims of parties in possession not shown by the public records. Easements, or claims of easements, not shown by the public records. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises. Any lien, or right to a lien, for services, labor, or material hereto or hereafter furnished, imposed by law and not shown by the public records. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed. Restrictions upon the use of the premises not appearing in the chain of title to the land. Taxes for 2016 and subsequent years, a lien not yet due and payable. All matters shown on the plat of record in Plat Book 6250, Page 627, and as amended by Surveyor's Certificate of Correction of recorded in Book 6680, Page 905 and re-recorded in Book 6727, Page 762, in the Register's Office

for Davidson County, Tennessee. Covenants, conditions, easements and restrictions of record in Book 6519, Page 747, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin. Easement for Trunk Sewer and Water Lines of record in Book 4106, Page 812, in the Register's Office for Davidson County, Tennessee. Easement for Trunk Sewer of record in Book 4106, Page 816, in the Register's Office for Davidson County, Tennessee. Easement for Retention Basin of record in Book 6513, Page 857, in the Register's Office for Davidson County, Tennessee. Storm Water Detention Agreement of record in Book 6634, Page 229, in the Register's Office for Davidson County, Tennessee. Deed Restriction contained in Warranty Deed of record in Book 10007, Page 272, in the Register's Office for Davidson County, Tennessee. Deed of Correction of record in Book 10093, Page 527, in the Register's Office for Davidson County, Tennessee. Plat Map of record in Book 6250, Page 691 and Surveyor's Certificate of Correction of record in Book 6919, Page 571, in the Register's Office for Davidson County, Tennessee. Charter contained in Articles of Incorporation of Brooke Castle Condominiums Homeowners Association of record in Book 6519, Page 739, in the Register's Office for Davidson County, Tennessee. Articles of Amendment to the Charter of record in Book 7570, Page 312, of record in Book 7570, Page 374, in the Register's Office for Davidson County, Tennessee. Warranty Deed of record in Book 6883, Page 759, in the Register's Office for Davidson County, Tennessee. Easement for the flow of Scotts Creek, as much as thereon may flow, from time to time.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 199 Brooke Castle Drive, Hermitage, TN 37076
(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/or 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/or 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 28th day of September, 2016.

Lillie F. Smith

Lillie F. Smith

State of GA
County of Gwinnett

Personally appeared before me Lillie F. Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 28± day of September, 2016.

Bruce L Ashman

Notary Public
My Commission Expires: 5-19-2018

Bruce L Ashman
NOTARY PUBLIC
Gwinnett County, GEORGIA
My Comm. Expires
05/19/2018

RETURN TO: Stewart Title
13026 Lebanon Rd ± 100
Mt. Juliet, TN 37122

File No.: 01288-33838
SMG TN Warranty Deed

TRUE COPY CERTIFICATION

I, Kimie Perry, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Jill Simmons a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission expires: 9-4-19
Notary Seal (if on paper)

JILL SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY