THIS INSTRUMENT WAS PREPARED BY

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

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 425,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF Nov., 2016

Notary Public

MY COMMISSION EXPIRES: 7-8-2019

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20160102038 DEEDWARR
Recvd: 11/18/16 08:35 2 pgs
Fees:13.00 Taxes:1572.50
20161118-0121642

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dan M. Roden	JG Wentworth Home Lending LLC	
694 Timber Lane	3350 Commission Ct.	117-02-0C-048.00-CO
Nashville, TN 37215-1120	Woodbridge VA 22191	
(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, **Jeffrey L. Levy and Lynn M. Levy, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Dan M. Roden and Rosemary W. Roden, husband and wife**

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:

A certain condominium located in Davidson County, Tennessee, being Unit No. 48, together with the carport designated No. 48-A, of Regency Park, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed and By-Laws establishing Regency Park Condominium of record in Book 3700, Page (s) 111 and 112, Book 3815, page 778, amended in Book 4364, page 381, Book 4767, page 431, Book 5673, page 429, Book 6047, page 201, Book 7662, page 942, Book 7728, page 343, Book 9746, page 83, Book 11288, page 513 and Instrument No(s). 20031029-0159210 and 20050531-0060994, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Jeffrey L. Levy and Lynn M. Levy, husband and wife, as tenants by the entireties by Quitclaim deed from Jeffrey L. Levy of record in Instrument No. 20010730-0080445 Register's Office for Davidson County, Tennessee, dated July 27, 2001 and recorded on July 30, 2001.

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 ( ) UNIMPROVED

(X) IMPROVED property known as **694 Timber Lane, Nashville, TN 37215-1120.**

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 our hands this the 17 day of November, 2016.

Jeffrey L. Levy

Lynn M. Levy

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 **Jeffrey L. Levy** 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 he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 17 day of November, 2016.

My Commission expires: March 3, 2020

Notary Public

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

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 **Lynn M. Levy** 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 17 day of November, 2016.

My Commission expires: March 3, 2020

Notary Public

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN