# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160110605 DEEDWARR
Recvd: 12/16/16 09:45 2 pgs
Fees:13.00 Taxes:3522.40
20161216-0131964

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $952,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of December, 2016

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ROBERT L SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 8, 2017

**THIS INSTRUMENT WAS PREPARED BY:**

Robert L. Scruggs, Attorney
2021 Richard Jones Road, Suite 220, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Marshall J. Levinson | Same As New Owner | Map 117-13-B |
| (NAME) | (NAME) | |
| 902 Bowring Park | | Parcel 132.00 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37215 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Susan Wolverton and David Wolverton, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Marshall J. Levinson and Kathleen C. Delfino, husband and wife,** 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:

Land in Davidson County, Tennessee, being a certain residential building site as Lot No. 902 on the Plat of Abbottsford-Phase 2, of record in Instrument No. 20010502-0044874 (inadvertently the prior deed had the Plat recorded as Instrument No. 20010502-0044784), Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more compete legal description.

Being the same property conveyed to Susan Wolverton, a married person by Warranty Deed, from Richard L. Bender and wife Alison E. Frost, filed for record on April 12, 2004 as Instrument No. 20040412-0040993, Register's Office for Davidson County, Tennessee.

David Wolverton joins in executing this Warranty Deed to convey any and all marital rights he may have in subject property.

unimproved ☐

This is improved ☑ property, known as 902 Bowring Park, 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 GRANTEE, his heirs and assigns forever; and we do covenant with the said GRANTEE 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, his 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 hands this 9th day of December, 2016.

Susan Wolverton

Susan Wolverton

David Wolverton

State of Tennessee
County of Davidson

Personally appeared before me **Susan Wolverton and David Wolverton**, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 9th day of December, 2016.

Notary Public Robert L. Scruggs

My Commission Expires:

File No.: 37345

