Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,090,000.00

Affiant

Subscribed and sworn to before ~~me~~, this the 24th day of March, 2017.

Notary Public

My commission expires: 7.3.17

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Valery Levine		
67 S. County Rd.	New Owner	118-01-0-076.00
Bellport, NY 11713-2523		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **TIMOTHY SHAW, UNMARRIED, AND ANTHONY JOHN SHAW, MARRIED***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **VALERY LEVINE,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR 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 Lot No. 71 on the Plan of Victoria Place of record in Plat Book 332, Page 10, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 71 fronts 62.5 feet on the Southerly margin of Paris Avenue and extends back between parallel lines 130 feet to an alley.

Being the same property conveyed to John K. West, unmarried and Samuel W. West, unmarried as tenants in common with rights of survivorship by Quitclaim deed from John K. West, unmarried of record in Instrument No. 20120405-0029364 Register's Office for Davidson County, Tennessee, dated March 22, 2012 and recorded on April 05, 2012.

Being the same property conveyed to Timothy Shaw, unmarried, and Anthony John Shaw, married, as joint tenants with rights of survivorship by Warranty deed from John K. West, unmarried and Samuel W. West, unmarried of record in Instrument No. 20151228-0129482 Register's Office for Davidson County, Tennessee, dated December 22, 2015 and recorded on December 28, 2015.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1401 Paris Ave., Nashville, TN 37212.

*The property is not the residence of seller or spouse of seller.

BILL GARRETT, Davidson County
Trans:T20170025747 DEEDWARR
Recvd: 03/27/17 14:54 2 pgs
Fees:13.00 Taxes:4033.00
20170327-0029781

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 24th day of March, 2017.

Timothy Shaw by Anthony J Shaw Attorney in Fact

Timothy Shaw BY ANTHONY JOHN SHAW HIS ATTORNEY IN FACT

Anthony J Shaw

Anthony John Shaw

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Timothy Shaw and Anthony John Shaw, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained. * BY ANTHONY JOHN SHAW, HIS ATTORNEY IN FACT

Witness my hand and seal this 24th day of March, 2017.

Notary Public

My Commission Expires:

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017