THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 170512103**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $268,000.00. Affiant Subscribed and sworn to before me, this 14th day of July, 2017. Notary Public My Commission Expires: 9/20/2017

BILL GARRETT, Davidson County
Trans:T20170060848 DEEDWARR
Recvd: 07/17/17 12:43 2 pgs
Fees:13.00 Taxes:991.60
20170717-0071636

LISA S. GEOGHEGAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Paul D. Sheriff, Trustee of The Paul D. Sheriff Revocable Living Trust, dated September 18, 2008. 307 Garrett Drive Nashville TN 37211	Send Tax Bills To: New owner	Tax Information: Tax Parcel ID No. 147-05-0-072.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John LeVan, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Paul D. Sheriff, Trustee of The Paul D. Sheriff Revocable Living Trust, dated September 18, 2008** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 150 on the Plan of Section One, Revised, Caldwell Hall, of record in Plat Book 2900, Pages 57, 58 and 59, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to John LeVan by Quitclaim Deed from John LeVan and wife, Wendy LeVan, of record in Instrument No. 20060703-0079031, Register's Office for Davidson County, Tennessee, dated June 30, 2006 and recorded on July 03, 2006.

Sheryl A. LeVan, joins in this conveyance for the purpose of conveying all right, title and interest she may have in and to the above described property as spouse of John LeVan.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2017, a lien not yet due and payable.

If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Section 67-5-603 et seq. Subject to all matters shown on the Plan of record in Plat Book 2900, Pages 57, 58 and 59, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 1788, Page 108, Book 2929, Page 117 and Book 2997, Page 93, in the Register's Office for Davidson County, Tennessee, but

omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This is improved property located at 307 Garrett Drive Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of July, 2017.

John LeVan

Sheryl A. LeVan

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John LeVan and Sheryl A. LeVan, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of July, 2017.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018