Bill Garrett Davidson County
Batch# 81854 DEEDWARR
04/17/2018 11:15:40 AM 2 pgs
Fees: $13.00 Taxes: $2,608.50
20180417-0036083

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN1810418

WARRANTY DEED

TRACEY PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $705,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of April, 2018.

NOTARY PUBLIC

My commission expires: 1-8-19

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jay Lefkovitz and Jennifer Lefkovitz 78B Brookwood Terrace, Nashville TN 37205	**NEW OWNER**	103 14 0D 002.00

FOR AND IN CONSIDERATION of the sum of Seven Hundred Five Thousand and 00/100 Dollars ($705,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **JENNIFER LYNN SCOTELLA AND MARCO ANTONIO SCOTELLA, WIFE AND HUSBAND**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **JAY LEFKOVITZ AND JENNIFER LEFKOVITZ, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit B as shown on Exhibit "C" in the Declaration of Covenants, Conditions and Restrictions for Homes at 78 Brookwood, a Horizontal Property Regime with Private Elements pursuant to Tennessee Code Annotated, Section 66-27-103(b), et seq., of record as Instrument No. 20151119-0117477, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being that same property conveyed to Jennifer Lynn Scotella and Marco Antonio Scotella, wife and husband by Warranty Deed from Cadence Construction, LLC, a Tennessee limited liability company, dated June 9, 2017 and recorded on June 12, 2017 at Instrument No. 20170612-0058519, Register's Office for Davidson County, Tennessee. The said Marco Antonio Scotella and Marco Scotella are one and the same. The said Jennifer Lynn Scotella and Jennifer Scotella are one and the same.

Property more commonly known as 78B Brookwood Terrace, Nashville TN 37205.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2018 Property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 13th day of April, 2018.

JENNIFER LYNN SCOTELLA AKA JENNIFER SCOTELLA

Marco Antonio Scotella by JSA, Attorney in Fact

MARCO ANTONIO SCOTELLA BY JENNIFER LYNN SCOTELLA AKA JENNIFER SCOTELLA, ATTORNEY-IN-FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Jennifer Lynn Scotella aka Jennifer Scotella with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 13th day of April, 2018.

Notary Public
My commission expires: 1-8-19

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 1-8-19

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Jennifer Lynn Scotella aka Jennifer Scotella, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence), on behalf of Marco Antonio Scotella aka Marco Scotella by Power of Attorney granted on 04/07/18 and acknowledged that she executed the same as the free act and deed of the said Marco Antonio Scotella aka Marco Scotella.

WITNESS my hand and seal, this the 13th day of April, 2018.

Notary Public
My commission expires: 1-8-19

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 1-8-19