WARRANTY DEED

Bill Garrett Davidson County
Batch# 117074 DEEDWARR
07/17/2018 01:53:18 PM 2 pgs
Fees: $13.00 Taxes: $1,415.25

20180717-0069491

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$382,500.00
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|16th DAY OF July, 2018.
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 2-25-19
| (AFFIX SEAL)

JAMES C SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 146
Tiffany Boyte	Legacy Home Loans LLC	GROUP 16
5112 Pritchett Drive	4025 Hillsboro Rd Ste 601	PARCEL 177.00
Nashville, Tennessee 3722	Nashville, Tennessee 37215	

For and in 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,

Ruth Levitt, a single woman

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Tiffany Boyte, a single woman

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:

Land in Davidson County, Tennessee, being Lot No. 963 on the Plan of Brentwood Hall, Section 9, of record in Book 2331, page 92, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate legal description.

Being the same property conveyed to Ruth Levitt, a single woman by warranty deed from Susan N Pardue, unmarried, dated December 18, 2008, and recorded on December 22, 2008, filed in Instrument No. 20081222-0121866, said Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) 2018 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **5112 Pritchett Drive, Nashville, Tennessee 3722.**

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 my hand and official seal at office this 16th day of July, 2018.

Ruth Levitt

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Ruth Levitt, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of July, 2018.

NOTARY PUBLIC

My Commission Expires: 03-10-19

PIPER L. NIEMANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027