

State of Tennessee
County of ~~Davidson~~ Loudon

The actual consideration or value, whichever is greater, for this transfer is **$310,000.00**

Affiant

Subscribed and sworn to before me, this the 16th day of July, 2018.

Notary Public

My commission expires: 10/17/2021

(AFFIX SEAL)

Bill Garrett Davidson County
Batch# 122131 DEEDWARR
07/30/2018 09:46:25 AM 2 pgs
Fees: $13.00 Taxes: $1,147.00

20180730-0073833

THIS INSTRUMENT WAS PREPARED BY:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Ruth Levitt	Same	**104-09-0H-004.00 CO**
3626 West End Avenue, Apt 104	Same	
Nashville, TN 37208	Same	

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,

William E. Bird and wife, Wanda H. Bird

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ruth Levitt

HEREINAFTER CALLED THE GRANTEE, HER 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 known as Unit D-104 together with the appurtenant interest in the common elements of Richland House Condominiums, a horizontal property regime established by Master Deed of record in Book 7380, Page 470, as amended in Book 8708, Page 501, Book 11545, Page 870, Instrument Nos. 20000331-0032315, 20000403-0032872 and 20010614-0062797, Register's Office for Davidson County, Tennessee, said unit depicted on the Condominium Site Plat attached as Exhibit B to the aforementioned Master Deed.

Being the same property conveyed to WILLIAM E. BIRD AND WIFE, WANDA H. BIRD, by deed from Citibank N.A., of record in Book 9009, Page 282, dated June 29, 1993, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved (_X_) Unimproved (____) property known as **3626 West End Avenue, Apt 104, Nashville, TN 37208.**

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 Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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/our hand(s) this 16th day of July, 2018.

William E. Bird

Wanda H. Bird

STATE OF TENNESSEE
COUNTY OF Loudon

Before me, the undersigned, a Notary Public of said County and State, personally appeared **William E. Bird and Wanda H. Bird**, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of **July, 2018.**

Notary Public

My Commission Expires: 10/12/2021

ABIGAIL ELIZABETH BENTLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF LOUDON