Bill Garrett Davidson County
Batch# 124199 DEEDWARR
08/02/2018 03:21:32 PM 2 pgs
Fees: $13.00 Taxes: $3,015.50
20180802-0076029

Warranty Deed

DREW T. BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 3, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $815,000.00.

Melissa Levack
Affiant

Subscribed and sworn to before me, this the 1st day of August, 2018.

Notary Public

My commission expires: 5/3/21

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:
Melissa Marie Levack		
1212 Laurel Street, #1213	New Owner	093-09-0C-130.00-CO
Nashville, TN 37203		

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, **DONALD J. GRAY AND TAMMY L. GRAY, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MELISSA MARIE LEVACK, A SINGLE PERSON,** 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:

A certain condominium located in Davidson County, Tennessee, being Unit No. 1213 of Twelve Twelve, a Condominium (including parking spaces 57 and 58, and storage space 13), a Condominium Development established pursuant to the provision of the Tennessee Condominium Act of 2008 as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Condominium establishing Twelve Twelve of record in Instrument No. 20140718-0063781, amended in Instrument No. 20160614-0060193, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the Bylaws for the administration thereof, and all easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit B to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit F to said Declaration.

Being the same property conveyed to William Tolbert Eakin, a single man by Special Warranty deed from Laurel Property, LLC, a Delaware limited liability company of record in Instrument No. 20150105-0001007 and Corrective Special Warranty Deed recorded in Instrument No. 20150206-0011499 Register's Office for Davidson County, Tennessee, dated January 02, 2015 and recorded on January 05, 2015.

Being the same property conveyed to Donald J. Gray and Tammy L. Gray, husband and wife by Warranty deed from William Tolbert Eakin, a single man of record in Instrument No. 20170206-0012636 Register's Office for Davidson County, Tennessee, dated February 03, 2017 and recorded on February 06, 2017.

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.

The address of the herein described property is believed to be 1212 Laurel Street, #1213, Nashville, TN 37203, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 1st day of August, 2018.

Donald J. Gray

Tammy L. Gray

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 Donald J. Gray and Tammy L. Gray, 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.

Witness my hand and seal this 1st day of August, 2018.

Notary Public

My Commission Expires: 5-3-21

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021