Karen Y Johnson Davidson County
Batch# 147331 DEEDWARR
10/01/2018 12:56:30 PM 3 pgs
Fees: $18.00 Taxes: $3,700.00
20181001-0097110

WARRANTY DEED

TONJA BARRON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

274596

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,000,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF SEPTEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 10/31/2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P. C.
Stewart Title Company Tennessee Division, 121 First Ave. S., Franklin, TN 37064,

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Andrew Levinson	NEW OWNER	11801033900
(NAME)	(NAME)	
923 Halcyon Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Lanny West and Leslie Fram, Trustees of the Lanny West & Leslie Fram Living Trust, established by the Revocable Trust Agreement of Lanny West and Leslie A. Fram dated June 13, 2017, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto Andrew Levinson and Stephanie Levinson,husband and wife, hereinafter called the GRANTEE(S), their 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 the westerly 11.75 feet of Lot No. 25, all of Lot No. 26 and the easterly 2 feet of Lot No. 27 on the Plan of Idlewild, of record in Plat Book 161, Page 120, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Leslie Fram and Lanny West, wife and husband by Warranty Deed from Audrey R. Thomasson and John R. Thomasson, dated October 3, 2011 and recorded October 4, 2011 of record in Instrument No. 20111004-0076878, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Lanny West and/or Leslie A. Fram, Trustees of the Lanny West & Leslie Fram Living Trust, established by the Revocable Trust Agreement of Lanny West and Leslie A. Fram dated June 13, 2017 by Quitclaim Deed from Lanny West and wife, Leslie A. Fram, dated June 13, 2017 and recorded July 6, 2017 of record in Instrument No. 20170706-0067979, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for 2018 and subsequent years, a lien not yet due and payable.

All matters shown on the plat of record in Plat Book 161, Page 120, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 923 HALCYON Avenue, Nashville, TN 37204

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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 hands this 18th day of September, 2018.

Lanny West and / or Leslie Fram, Trustees of the Lanny West & Leslie Fram Living Trust, established by the Revocable Trust Agreement of Lanny West and Leslie A. Fram dated June 13, 2017

By: _____
By: Lanny West
Its: Co-Trustee

_____
By: Leslie Fram
Its: Co- Trustee

State of Tennessee

County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Lanny West and Leslie Fram, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be the Co Trustee and Co Trustee of Lanny West, / or Leslie Fram, Trustees of the Lanny West & Leslie Fram Living Trust, established by the Revocable Trust Agreement of Lanny West and Leslie A. Fram dated June 13, 2017 and that they as such Co Trustee and Co Trustee executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal this 18th day of September, 2018.

_____
Notary Public:
My Commission Expires: 8/15/21

Donald R. Bartlett, Jr. Notary Public State of Tennessee Williamson County

File No.: 274596
Warranty Deed TN

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

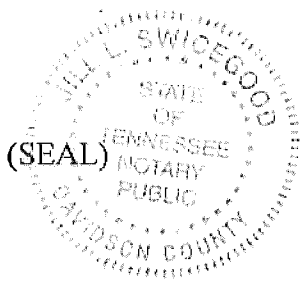
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public)

My Commission Expires: July 9, 2022

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