This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-18-2892

[illegible] COMP
[illegible] WAY
[illegible]
BRENTWOOD, TN 37027

Karen Y Johnson Davidson County
Batch# 151288 DEEDWARR
10/15/2018 09:24:43 AM 2 pgs
Fees: $13.00 Taxes: $2,680.65

20181015-0101682

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $724,500.00

Affiant

KIM MURRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Subscribed and sworn to before me, this the 11th day of October, 2018

Notary Public
My Commission Expires: 3/28/22

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jonathan Levi and Johnisha M. Levi 213 Gentry Avenue Nashville, TN 37206	New Owner	083-06-0R-001.00-C

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), 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, **Jay Mallison and Kelly Mallison, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Jonathan Levi and Johnisha M. Levi, husband and wife**, 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:

Land in Davidson County, Tennessee, being Unit 1, GENTRY WAY, as established by a Declaration of Covenants, Conditions and Restrictions, as shown on record in Instrument No. 20150324-0025105, as amended in Instrument No. 20160126-0007455 and 20160518-0049529, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from LVH2, LLC to Jay Mallison and Kelly Mallison, husband and wife, as recorded on the 3rd day of February, 2017 in Instrument No. 20170203-0011840, in the Register's Office of Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at: **213 Gentry Avenue, Nashville, TN 37206.**

This conveyance is made subject to 1) Property taxes for the year 2018 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 11th day of October, 2018.

GRANTOR:

Jay Mallison

Kelly Mallison

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jay Mallison and Kelly Mallison, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 11th day of October, 2018.



Notary Public
My Commission expires: 5/5/2020