This Instrument was Prepared by:
Bankers Title & Escrow Dickson, LLC
214 E. College Street, Suite B
Dickson, TN 37055
P18-0773-D

Karen Y Johnson Davidson County
Batch# 179340 DEEDWARR
12/31/2018 03:56:50 PM 2 pgs
Fees: $13.00 Taxes: $1,270.95
20181231-0126625

WARRANTY DEED

Address of New Owners:
Mr. and Mrs. John M. Andrade
2312 Sheridan Road
Nashville, TN 37206

Send Tax Bills To:
Legacy Home Loans, LLC
4004 Hillsboro Pk, Ste 216 B
Nashville, TN 37215

For and 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,

Ethan Levine and wife, Stacey Levine

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto

John M. Andrade and Michelle Andrade, husband and wife

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:

Lying and being in Davidson County, Tennessee, and being Lot No. 39 on the plan of Dugger Heights, No. Two of record in Book 1424, Page 135, in the Register's Office of Davidson County, Tennessee to which plat reference if hereby made for a more complete description.

Being the same property conveyed to Ethan Levine and wife, Stacey Levine by deed from Justin B. Alford, unmarried, dated February 28, 2014, and of record in Instrument Number 20140304-0018199, in the Register's Office of Davidson County, Tennessee.

This property is subject to the right-of-way of Sheridan Road and Dugger Drive.

This property is subject to all matters shown on a plat of record in Plat Book 1424, Page 135, in the Register's Office of Davidson County, Tennessee.

This is ( ) Unimproved (X) Improved property known as 2312 Sheridan Road, Nashville, TN 37206

THIS CONVEYANCE IS SUBJECT TO: 2018 Davidson County Taxes which have been prorated and assumed by Grantor;

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 our hands this the 14 day of December 2018.

Ethan Levine

Stacey Levine

STATE OF TENNESSEE
COUNTY OF DICKSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ethan Levine and wife, Stacey Levine, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor(s), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 14 day of December 2018.

Notary Public

My Commission Expires: 4/24/19

LISA LITTLETON HOLLEY STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY My Commission Expires 04-24-2019

STATE OF TENNESSEE
COUNTY OF DICKSON

The actual consideration or value, whichever is greater, for this transfer is $343,500.00.

Affiant

Subscribed and sworn to before me, this the 17TH day of December 2018.

Notary Public

My Commission Expires:

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Mission Expires 03-08-2022

Map/Parcel: 072160301.00