THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 190219209

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $725,000.00.

Affiant

Subscribed and sworn to before me, this26th day of February, 2019.

Notary Public
My Commission Expires: _____

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

Karen Johnson Davidson County
Batch# 201742 DEEDWARR
03/04/2019 02:31:39 PM 2 pgs
Fees: $13.00 Taxes: $2,682.50
20190304-0019662

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Richard Smith and Bonita Pilon 75 Concord Park West Nashville TN 37205	New Owner	Tax Parcel ID No. 116-08-0C-075.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Sally M. Levine, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Richard H. Smith and Bonita A. Pilon, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 75 , as shown on the map entitled Sugartree Phase 2, of record in Plat Book 4860, page 80 , amended in Book 5005, page 144, Book 5010, page 117, Book 5015, page 550, Book 5084, page 960, Book 5169, page 426, Book 5370, page 630, Book 5370, page 633 and Book 5370, page 636, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to SALLY M. LEVINE, by deed from ESTATE OF MILDRED S. DAVIS, of record in Book 10314, page 187 , dated January 3, 1997 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 116-08-0C-075.00 CO.

Matters shown on the Plan of record in Plat Book 4860, page 80, amended in Book 5005, page 144, Book 5010, page 117, Book 5015, page 550, Book 5084, page 960, Book 5169, page 426, Book 5370, page 630, Book 5370, page 633 and Book 5370, page 636, said Register's Office. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 4857, page 157 and amended in Book 4911, page 356, Book 4996, page 126, Book 5003, page 688, Book 5152, page 401, Book 5514, page 138, Book 5961, page 61 and amended and restated in Book 11758, page 466 and amended in Instrument No. 20170522-0050870 , said Register's Office.

Sewer Easement of record in Book 3400, page 63, said Register's Office.
Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7061, page 100, said Register's Office.

This is improved property located at 75 Concord Park West Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 26th day of February, 2019.

Sally M. Levine

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Sally M. Levine, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of February, 2019.

Notary Public

My Commission Expires: _____

