WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF JUNE, 2019.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

JUSTIN HALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires June 20, 2021

Y-P-19-1315

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jeremy Levin and Lauren Levin	**First Tennessee Bank National Association**	
(NAME)	(NAME)	**083-13-0-549.00**
1315 Lillian St	**12195 Metro Parkway, Suite 2**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**Fort Myers, FL 33966**	
(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 consideration, the receipt of which is hereby acknowledged, **BRANDON DANFORD AND CASSANDRA DANFORD, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JEREMY LEVIN AND LAUREN LEVIN, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Final Plat of Re-subdivision part of Lot 109 and 110, East Edgefield of record in Plat at Instrument No. 20141007-0092696, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Brandon Danford and Cassandra Danford by Warranty deed from Eastland Development, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20161123-0123546 Register's Office for Davidson County, Tennessee, dated November 21, 2016 and recorded on November 23, 2016.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 21, Page 147, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat at Instrument No. 20141007-0092696, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1315 Lillian St, Nashville, Tennessee 37206**.

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), their heirs and 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), 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.

Karen Johnson Davidson County
Batch# 244527 **DEEDWARR**
06/17/2019 02:51:54 PM 2 pgs
Fees: $13.00 Taxes: $2,035.00

20190617-0058144

Witness my/our hand(s) this the ~~13th~~ 14th DAY OF JUNE, 2019.

Brandon Danford

Cassandra Danford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the ~~13th~~ 14th of June, 2019.

Notary Public
My Commission Expires:
(SEAL)

JUSTIN HALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires June 20, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the ~~13th~~ 14th of June, 2019.

Notary Public
My Commission Expires:
(SEAL)

JUSTIN HALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires June 20, 2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212