WARRANTY DEED

Karen Johnson Davidson County
Batch# 293248 DEEDWARR
09/30/2019 02:52:47 PM 2 pgs
Fees: $13.00 Taxes: $3,848.00

20190930-0099464

RYAN TERRELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,040,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 26TH DAY OF SEPTEMBER, 2019.

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 19-6264B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
William T. Levy and Brooklyn R. Levy	new owner	104-13-0-048.00
216 Carden Ave.		
Nashville, TN 37205		

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,

DEWITT C. DAWKINS AND LAUREN J. DAWKINS, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

WILLIAM T. LEVY AND BROOKLYN R. LEVY, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEE(S), 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 the northerly 55 feet of Lot No. 36 on the Map of Bransford Realty Company's Subdivision of Lot Nos. 8, 10, 11, 12 and part of 9 in Block "E" and Lot Nos. 6, 7, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, and part of 8 in Block "F" and Lot Nos. 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, in Block "G" in Whitland Realty Company's Subdivision, of record in Plat Book 547, Page 53, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 36 fronts 55 feet on the northerly side of Carden Avenue and runs back between parallel lines 210 feet to a dead line.

Being the same property conveyed to Dewitt C. Dawkins and Lauren J. Dawkins, husband and wife by Warranty Deed from James Bowen and Laura Bowen, husband and wife, of record in Instrument No. 20160701-0067798, Register's Office for Davidson County, Tennessee, dated June 24, 2016 and recorded on July 01, 2016.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2019 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE.

This is property known as 216 Carden Ave., Nashville, TN 37205

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-NOR-19-216

Witness my hand on the 26th day of September, 2019.

Dewitt C. Dawkins

Lauren J. Dawkins

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, DEWITT C. DAWKINS AND LAUREN J. DAWKINS, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 26th day of September, 2019.

Notary Public

My Commission Expires: 10/11/21

J. CARLTON DRUMWRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: 19-6264B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027