Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $358,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of September, 2019.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

TARA JONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

Karen Johnson Davidson County
Batch# 296808 DEEDWARR
10/07/2019 10:14:05 AM 2 pgs
Fees: $13.00 Taxes: $1,324.60
20191007-0102321

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Peter Levin 413 Lakehurst Drive Nashville, TN 37206	New Owner	083-10-0-106.00

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 consideration, the receipt of which is hereby acknowledged, I/we, Andre A. Yovanovitch, an unmarried man, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Peter Levin, a married man, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being the southerly 25 feet of Lot No. 83 and the northerly 25 feet of Lot No. 84, on the MAP OF McEWEN PLACE, as shown on plat of record in Book 332, Page 133, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Said part of Lot Nos. 83 and 84 front together 50 feet on the easterly margin of Lakehurst Drive and extends back between parallel lines 128 feet to a 15 foot alley in the rear.

Being the same property conveyed to Andre A. Yovanovitch, an unmarried man by Warranty Deed from Paul M. Reeves and Kelli G. Reeves, husband and wife, dated 03/31/2014 and recorded 04/09/2014, of record in Instrument No. 20140409-0029448, Register's Office for Davidson County, Tennessee.

The execution of this instrument is effected by the signature of John M. Wells as Attorney-in-Fact for Andre A. Yovanovitch, which Power of Attorney is recorded in Instrument No. 20191007-0102320 Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 413 Lakehurst Drive, Nashville, TN 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 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 my/our hand(s) this the 30th day of September, 2019.

Andre A. Yovanovitch by John M. Wells attorney-in-fact

Andre A. Yovanovitch by John M. Wells as Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared John M. Wells, with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Attorney-in-Fact for Andre A. Yovanovitch, the within named bargainor, and that he as such Attorney-in-Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Andre A. Yovanovitch, the bargainor, by the said John M. Wells as Attorney-in-Fact.

Witness my hand and official seal at office at Brentwood, Tennessee, this the 30th of September, 2019.

Alexis M. Cantrell

Notary Public

My Commission Expires: 09/22/2021

(SEAL)

