Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

Warranty Deed

Karen Johnson Davidson County Batch# 308750 DEEDWARR 10/31/2019 08:49:42 AM 2 pgs Fees: $13.00 Taxes: $3,003.29 20191031-0111782	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $811,700.00 Affiant Subscribed and sworn to before me, this the 28th day of October, 2019. Notary Public My commission expires:

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Louise Anne Alexander	New Owner	118-01-4S-004.00-CO
920F Kirkwood Avenue		
Nashville, TN 37204		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ALEXANDER J. LEVITT AND STEPHANIE M. MILNE, NOW KNOWN AS STEPHANIE LEVITT, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LOUISE ANNE ALEXANDER, AN UNMARRIED WOMAN,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Unit D4 of Homes At 920D Kirkwood a planned unit development, as shown on Exhibit "C" in the Declaration Of Covenants, Conditions and Restrictions for Homes At 920D Kirkwood, a Horizontal Property Regime With Private Elements pursuant to Tennessee Code Annotated Section 66-27-103(b) Of record in Instrument Number 20160125-0007063 and Amended in Instrument Number 20160512-0047344, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said unit. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes- At 920D Kirkwood, a Horizontal Property Regime contained in said Declaration, the plat filed at Exhibit "C" to said Declaration appearing in Instrument Number 20160125-0007063 and Bylaws appended thereto as Exhibit "B", and Amended in Instrument Number 20160512-0047344, said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Alexander J. Levitt and Stephanie M. Milne, husband and wife by Warranty deed from Aspen Builders, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20170412-0035718 Register's Office for Davidson County, Tennessee, dated April 10, 2017 and recorded on April 12, 2017.

Stephanie M. Milne, having since married and is now known as Stephanie Levitt.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 920F Kirkwood Avenue, Nashville, TN 37204, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 28th day of October, 2019.

Alexander Levitt

Stephanie Levitt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal this 28th day of October, 2019.

Notary Public

My Commission Expires: _____

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021