Karen Johnson Davidson County
Batch# 370937 DEEDWARR
03/11/2020 09:33:30 AM 3 pgs
Fees: $18.00 Taxes: $1,776.00
20200311-0027195

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN2013222

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $480,000.00. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of March, 2020. NOTARY PUBLIC My commission expires 5/12/21

AMY SMITH
NOTARY PUBLIC
ID# 579274
EXPIRES MAY 12, 2021
COMMONWEALTH OF KENTUCKY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Levin aka William Darren Levin 1837 Sprucewood Lane Nashville, TN 37211	Same address as new owner	172 03 0A 179.00CO

FOR AND IN CONSIDERATION of the sum of Four Hundred Eighty Thousand and 00/100 Dollars ($480,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **D & A VENTURES, LLC, A TENNESSEE LIMITED LIABLITY COMPANY**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **WILLIAM LEVIN AKA WILLIAM DARREN LEVIN**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County Tennessee being Lot 97 on the Plan of Summit at the Woodlands, Phase 2, Cluster Lot Subdivision, as shown on plat of record in Instrument No 201707240074740, in the Register's Office for Davidson County Tennessee, to which plat reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to D & A Ventures, LLC., a Tennessee limited liability company, by Warranty Deed from from Woodlands Development, LLC, a Tennessee limited liability company, by Warranty Deed dated November 20, 2017 and recorded November 30, 2017, of record in Instrument No 201711300122143 in the Register's Office of said county.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2020 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 5th day of March, 2020.

D & A VENTURES, LLC, A TENNESSEE LIMITED LIABLITY COMPANY

BY: Ashley Sullivan
ITS: Member

STATE OF KY
COUNTY OF Jefferson

Personally appeared before me, a Notary Public, of said County and State, Ashley Sullivan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be a Member of D & A Ventures, LLC, a Tennessee limited liability company, the within named bargainor and that he/she as such member, executed the foregoing instrument for the purposes therein contained by signing the name of the company by herself/himself as, Member.

WITNESS my hand and seal, this the 5th day of March, 2020.

Notary Public

Amy Smith
Printed Notary Name

My commission expires: 5/12/21

AMY SMITH NOTARY PUBLIC ID# 579274 EXPIRES MAY 12, 2021 COMMONWEALTH OF KENTUCKY

True Copy Certification

I, **Jennifer Pennell**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Dickson

Personally appeared before me, **Frances Wymonett Rose**, a notary public for this county and state, **Jennifer Pennell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2/22/2022

