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Return to:
Ortale Kelley Law Firm
330 Commerce Street, Suite 110
Nashville, TN 37201

THIS INSTRUMENT PREPARED BY:

Paul F. Soper, Esq.
2323 21st Avenue S, Ste. 502
Nashville, Tennessee 37212

ADDRESS NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL
Mike John Levine and Sherrie Russ Levine 2811 Wimbledon Rd. Nashville, TN 37215	Mike John Levine and Sherrie Russ Levine 2811 Wimbledon Rd Nashville, TN. 37215	117-09-0K-001.00 CO

Karen Johnson Davidson County
Batch# 375070 DEEDWARR
03/19/2020 03:42:03 PM 3 pgs
Fees: $18.00 Taxes: $6,197.50

20200319-0030544

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **HALLORAN INVESTMENT PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** ("Grantor" herein), has bargained and sold, and does hereby bargain sell, transfer, convey, and confirm unto **MIKE JOHN LEVINE AND SHERRIE RUSS LEVINE, HUSBAND AND WIFE,** ("Grantee" herein), her successors and assigns, all of Grantor's right, title and interest in and to that certain tract or parcel of land in **Davidson County, State of Tennessee**, more particularly described on **Exhibit A** attached hereto.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to said GRANTEE, her successors and assigns, forever. And GRANTOR does covenant with said GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered.

And GRANTOR does further covenant and bind himself, his assigns, successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her successors and assigns, against the lawful claims of all persons. The conveyance herein is subject to 2020 real property taxes and any easements, covenants and restrictions of record.

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

IN WITNESS WHEREOF, the GRANTOR has hereunto set his hands as of this 17 day of March, 2020.

HALLORAN INVESTMENT PROPERTIES, LLC,
a Tennessee limited liability company

BY: JAMES MICHAEL HALLORAN
ITS: SOLE MEMBER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared **JAMES MICHAEL HALLORAN,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **SOLE MEMBER OF HALLORAN INVESTMENT PROPERTIES, LLC**, a Tennessee limited liability company, to be the person who executed the foregoing instrument on behalf of **HALLORAN INVESTMENT PROPERTIES, LLC**, a Tennessee limited liability company and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at Nashville, TN, this 17th day of March, 2020.

Notary Public

My Commission Expires: 9/7/21

TRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is **$1,675,000.00.**

LISA BRACEY-FARRIS
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Sworn to and subscribed before me this 17 day of March, 2020.

Notary Public

My Commission Expires: 09-26-2023

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit 2811, on the plan of 2811 Wimbledon Road Townhomes, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of 2811 Wimbledon Road Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20170907-0092133 and amended in Instrument No. 20191024-0109102 and Instrument No. 20191210-0127136, and Instrument No. 20200319-0030532, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

BEING the same property conveyed to Michael J. Levine and Sherrie Russ Levine, husband and wife, by Warranty Deed from Halloran Investment Properties, LLC, a Tennessee limited liability company, of record in Instrument No. 20200319-0030544, Register's Office for Davidson County, Tennessee.