WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,350,000.00.

Affiant

Subscribed and sworn to me this 28 day of April, 2020.

NOTARY PUBLIC

My Commission Expires: 01.05.2024

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

CORTALE KELLEY LAW FIRM

THIS INSTRUMENT WAS PREPARED BY:
(Peter Weiss, Attorney)
330 Commerce Street, Suite 110, Nashville, TN 37201
Our File #33373

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Amanda Hardin and Drew Hardin 3902 Kimpalong Drive Nashville, TN 37205	New Owners	103 16 0 070.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Michael J. Levine and Sherrie R. Levine, husband and wife,**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **Amanda Hardin and Drew Hardin, wife and husband**, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 37 and the easterly one-half of Lot 36 on the Map of Kimpalong Place in Harding Road Section of record in Book 547, page 18, Register's Office for Davidson County, Tennessee. Said Lot No. 37 and the easterly one-half ofLot No. 36 front together 100 feet on the northerly side of Kimpalong Road and run back between parallel lines 175 feet to a dead line.

Being the same property conveyed to Michael J. Levine and Sherrie R. Levine, husband and wife, by Warranty Deed from Thomas Bronson and Erin Bronson, husband and wife, of record on June 26, 2014 as Instrument No. 20140626-0055913, Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 393358 **DEEDWARR**
04/29/2020 11:24:59 AM 2 pgs
Fees: $13.00 Taxes: $4,995.00

20200429-0044752

The conveyance of the above-described parcel of land is subject to the following:

1. 2020 property taxes which have been prorated by the parties and assumed by the Grantee(s), and taxes or special assessments which are not shown as existing liens by the public records.
2. All Matters appearing on Plan of Kimpalong Place, of record in Book 547, page 18, Register's Office for Davidson County, Tennessee.
3. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 3902 Kimpalong Avenue, 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, their heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, 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 28th day of April, 2020.

Michael J. Levine

Sherrie R. Levine

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me personally appeared Michael J. Levine and Sherrie R. Levine to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal this 28th day of April, 2020.

NOTARY PUBLIC

My Commission Expires: 5/2/22

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY