Karen Johnson Davidson County
Batch# 468366 DEEDWARR
09/02/2020 10:39:32 AM 2 pgs
Fees: $13.00 Taxes: $1,924.00
20200902-0099716

WARRANTY DEE

TE OF TENNESSEE
NTY OF DAVIDSON

ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS ATER, FOR THIS TRANSFER IS $520,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of August, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

GAIL C. VINCENT
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-18-2022

Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167
VT2008 0356

File No. DH0007325

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Katherine Helen Rogers and Charles B. Bass	SAME	
(NAME)	(NAME)	
1702 B Porter Road		072-15-0I-002.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Keith Taylor Levy, married,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Katherine Helen Rogers and Charles B. Bass, wife and husband,** HEREINAFTER CALLED THE GRANTEE, 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 B, as shown in the Declaration of Covenants, Conditions and Restrictions for 1702 Porter Road, a Horizontal Property Regime with Private Elements of record in Instrument Number 20140814-0073696, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Keith Taylor Levy, unmarried by Warranty deed from D224, LLC, a Tennessee limited liability company of record in Instrument No. 20150804-0076915 Register's Office for Davidson County, Tennessee, dated July 31, 2015 and recorded on August 04, 2015.

Being also known as 1702 B Porter Road B Nashville, Tennessee 37206.

Jennifer Clare Adams Levy, spouse of Keith Taylor Levy, joins in the execution of this instrument for the purpose of conveying her marital interest to said property.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2020 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☑ property, known as 1702 B Porter Road, Nashville, TN 37206

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 31st day of August, 2020.

Keith Taylor Levy

Jennifer Clare Adams Levy

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 Keith Taylor Levy and Jennifer Clare Adams Levy, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 31st day of August, 2020.

Notary Public

My commission expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206