THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 211238893

Karen Johnson Davidson County
Batch# 780682 **DEEDWARR**
12/28/2021 01:16:16 PM 2 pgs
Fees: $13.00 Taxes: $832.50

20211228-0170565

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $225,000.00.

Affiant

Subscribed and sworn to before me, this 23rd day of December, 2021.

Notary Public
My Commission Expires:

RYAN DIECK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 7, 2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Robin Goodbread 504 Laurel Hills Drive Old Hickory TN 37138	New Owner	Tax Parcel ID No. 064 13 0B 075.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Elizabeth A. LeVan** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Robin Goodbread,** 20211228-0170565 ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain condominium unit in Davidson County, Tennessee, described as follows: Unit 504 in the horizontal property regime as shown on the condominium site plan of Laurel Hill Courtyard Homes, as record in Plat Book 6900, Page 53 (which is corrected to read Page 573), in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Elizabeth A. LeVan, by Quitclaim Deed from Debra LeVan Payne and Van M. Payne, of record in Instrument No. 20211209-0163372, in the Register's Office of Davidson County, Tennessee, dated December 07, 2021 and recorded on December 09, 2021.

Being the same property conveyed to Elizabeth A. LeVan, unmarried and Debra LeVan Payne and Van M. Payne, Wife and Husband, by Warranty Deed from Michael R. Miller and Barbara Teague, of record in Instrument No. 20080124-0007466, in the Register's Office of Davidson County, Tennessee, dated January 16, 2008 and recorded on January 24, 2008.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.
Taxes and assessments for the year 2021 and subsequent years, not yet due and payable.
Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Laurel Hill Courtyard Homes, as recorded in Plat Book 6900, Page(s) 573.
Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Laurel Hill Courtyard Homes Condominium of record in Book 7466, Page 438, amended in Book 7717, Page 82 and restated in Book 8199, Page 779; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

This is improved property located at 504 Laurel Hills Drive Old Hickory TN 37138

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23rd day of December, 2021.

Elizabeth Ann LeVan by Debra Payne as Attorney-in-Fact
Elizabeth Ann LeVan by Debra Payne as Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Debra LeVan Payne, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Elizabeth A. LeVan and that she is authorized by Elizabeth A. LeVan to execute this instrument on their behalf.

Witness my hand, at office, this 23rd day of December, 2021.

Notary Public
My Commission Expires: 5/7/2024

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024