WHEN RECORDED RETURN
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203

File No. _____

WARRANTY DEED

Karen Johnson Davidson County
Batch# 805478 **DEEDWARR**
02/15/2022 12:00:14 PM 2 pgs
Fees: $13.00 Taxes: $1,944.35

20220215-0017442

T-TAG-22-2420

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $525,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF FEBRUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: 11-6-2024
(AFFIX SEAL)

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Harold Rucker and Dianne Rucker Lauren Rucker	Mortgage Investors Group	
(NAME)	(NAME)	**142-16-0D-042.00-CO**
2420 Devon Valley Drive	8320 E Walker Springs Lane	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Knoxville TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DAWN MICHELLE LEVINE, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HAROLD RUCKER AND DIANNE RUCKER AND LAUREN RUCKER, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 82 on the Final Plat of Devon Glen, Phase III, of record in Plat Book 7900, Page 663, 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 Dawn Michelle Levine, married by Warranty deed from Ann M. Levine, married of record in Instrument No. 20140416-0031984 Register's Office for Davidson County, Tennessee, dated April 16, 2014 and recorded on April 16, 2014.

This conveyance is subject to:
- Taxes for the year 2022 and thereafter, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 7900, Page 663, Register's Office for Davidson County, Tennessee.
- Master Plat of record in Plat Book 6900, Page 398, in the Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7517, Page 283; Book 7517, Page 367; Book 8180, Page 222; Book 8180, Page 230; Book 8180, Page 232; Book 8120, Page 485; Book 8120, Page 402; Book 8712; Page 620; Book 8796, Page 410; Book 8796, Page 416; Book 9150, Page 182; Book 9492, Page 584; Book 9492, Page 600 and Book 10692, Page 750, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- By-Laws of record in Book 7517, Page 344, in the Register's Office for Davidson County, Tennessee.
- Designation of Declarant of record in Book 8712, Page 618, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Book 8611, Page 31 and Book 8643, Page 494, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20061128-0146813 in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2420 Devon Valley Drive, Nashville, Tennessee 37221**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 14 DAY OF FEBRUARY, 2022.

Dawn Michelle Levine by Adam H. Jefferson Attorney in Fact

Dawn Michelle Levine by Adam Jefferson, 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, Adam Jefferson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of DAWN MICHELLE LEVINE, and who acknowledged he/she/they executed the same as the free act and deed of the said DAWN MICHELLE LEVINE.

Witness my hand and official seal, this the 14th of February, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

JUSTIN KYLE HALL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/07/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212