WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $69,900.00

Carolyn D. van Rennes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF OCTOBER, 2001.

Notary Public

MY COMMISSION EXPIRES: 7-20-2005
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 10/12/01 12:58 2pgs
Fees:13.00 Taxes:258.63

20011012-0111540

THIS INSTRUMENT WAS PREPARED BY
Title Connection, Inc.
761 Old Hickory Blvd. Suite #103
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sheleeta L. Cohen	SouthTrust Mortgage Corporation	069-16-0-71
(NAME) 1612 Elizabeth Road	(NAME) 5409 Maryland Way	
(ADDRESS) Nashville, TN 37218	(ADDRESS) Brentwood, TN 37027	
(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, WE, **Lee K. Trollinger and wife Julia A. Trollinger**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sheleeta L. Cohen a Single Person**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Beginning on the southerly margin of Elizabeth Street at the northeast corner of the property conveyed to James C. Pickett and wife, by deed from L.I. Overstreet and wife, of record in Book 1913, page 23, said Register's Office, being the corner of Lots Nos. 15 and 16; thence with the line between said two lots; southwardly 156.15 feet to the northerly margin of Ashton Avenue; thence with said Avenue, eastwardly 99 feet to the corner of Lots Nos. 16 and 17; thence with the line between said two lots, northwardly 156.15 feet to the southerly margin of Elizabeth Street; thence with said Street, westwardly 99 feet to the beginning.

This conveyance is subject to 2001 Property Taxes in the amount of $872.49 paid; and subsequent years a lien, but not yet due and payable.

Being the same property conveyed to Julia Ann Trollinger and husband Lee Knight Trollinger by deed appearing of record in Book 9502, page 353, and by Final Divorce Decree appearing of record in Book 9502, page 347 and by Quitclaim Deed of record in Book 8159, page 917, *

unimproved ☐

This is improved ☒ property, known as 1612 Elizabeth Road, Nashville, TN 37218
(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/our hand(s) this 2nd day of October, 2001.

Lee K Trollinger by Paul K Pate attorney in fact
Lee K. Trollinger

Julia A. Trollinger by Paul K Pate attorney in fact
Julia A. Trollinger

* Register's Office for Davidson County, Tennessee.

File Number: 12109054
RETURN TO:
Title Connection , Inc.
761 Old Hickory Blvd. Suite #103
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 2nd day of October, 2001, personally appeared Paul N. Pate, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Lee K. Trollinger and wife, Julia A. Trollinger, and who acknowledged that he executed the same as the free act and deed of the said Lee K. Trollinger and wife, Julia A. Trollinger by virtue of that Power of Attorney, duly executed by the said Paul N. Pate and appearing of record in Book _____, page _____, of Register's Office of Davidson County, Tennessee. T20011012-0111539

Witness my hand and official at Brentwood Tennessee, this 2nd day of October, 2001.

My Commission Expires: 7-20-2003

Notary Public