WARRANTY DEED

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

JOHN E. NEWMAN NOTARY PUBLIC Exp 3/26/05 DAVIDSON COUNTY, TN PUBLIC AT LARGE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,000.00

Lee Anne Abernathy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 25TH DAY OF MARCH, 2005.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lee Anne Enoch Abernathy	SAME	131-01D
(NAME)	(NAME)	45.00
8980 Poplar Creek Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, **SETH M. COHEN AND WIFE, RACHEL S. COHEN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LEE ANNE ENOCH ABERNATHY, MARRIED,** 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:

Land in Davidson County, Tennessee, being Unit 45 also known as Apt. No. 7-D on the Plan of Georgetown Condominium Apartments, of record in Plat Book 5200, Page 4, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description; together with the appurtenant interest in the common elements of 5025 Hillsboro Homeowner's Association, a horizontal property regime established by Master Deed and Bylaws of record in Book 5211, page 325, amended in book 5616, Page 133, and Book 6079, Page 516, said Register's Office.

Being the same property conveyed to Seth M. Cohen and wife, Rachel S. Cohen, by deed from William David Thompson and wife, Jennifer M. Thompson, of record in Inst. No. 20000418-0038777, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2005 real property taxes, which have been prorated and assumed by the grantee(s); (b) Charter of record in Book 5233, Page 459, said Register's Office (c) Master Deed and Bylaws of record in Book 5211, Page 325; Book 5616, Page 133; Book 6079, Page 516; Book 10225, Page 413, said Register's Office; (d) easements of record in Book 7873, Page 859, and Book 4308, Page 575, said Register's Office; (e) all matters appearing on the plan of record in Book 5200, Page 4, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 5025 Hillsboro Road Unit 7-D, Nashville, TN 37215
(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 our hands this 25th day of March, 2005.

Davidson County DEEDWARR
Recvd: 03/28/05 15:59 2 pg
Fees:13.00 Taxes:569.80
20050328-0033102

Seth M. Cohen

Rachel S. Cohen

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Seth M. Cohen and Rachel S. Cohen, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 25th day of March, 2005.

Commission expires:



Notary Public