WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/01/06 15:38 2 pgs
Fees:13.00 Taxes:510.60

20060301-0023861

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $138,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF FEBRUARY, 2006.

Notary Public

MY COMMISSION EXPIRES: October 26, 2008

(AFFIX SEAL)

JOANNA RAY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
1st Trust Title, Inc., 116 Lineberry Blvd., Ste. 200, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joshua Cohen	Joshua Cohen	Map 147-6
(NAME)	(NAME)	
222 Blackman Road	93-A Mathis Drive #103	
(ADDRESS)	(ADDRESS)	Parcel 122
Nashville, TN 37211	Dickson, TN 37055	
(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, Judy Nichols, Trustee, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joshua Cohen, 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:

Being Lot No. 11 on the Plan of Section One (Revised), Caldwell Hall, as shown of record in Plat Book 2900, Pages 57, 58, and 59, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Judy N. Potts, unmarried, by Deed from James E. Nolen and wife, Bobbie J. Nolen, filed for record 8/15/89 in Book 7914, Page 857, Register's Office for Davidson County, Tennessee, and being further conveyed to Judy Nichols, Trustee U/A/D Dec. 10,1993, by Quitclaim Deed from Judy N. Potts, Individually, filed for record 1/4/94 in Book 9209, Page 437, Register's Office for Davidson County, Tennessee.

NOTE: Judy N. Potts and Judy Nichols are one and the same person.

unimproved ☐

This is improved ☒ property, known as 222 Blackman Road, Nashville, TN 37211

(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 9th day of February, 2006.

Judy Nichols Trustee

Judy Nichols, Trustee

STATE OF TENNESSEE

COUNTY OF WILSON

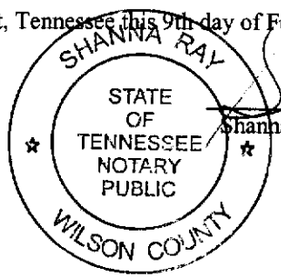
STATE OF TENNESSEE
COUNTY OF WILSON

On 9th day of February, 2006, before me personally appeared *Judy Nichols* as Trustee of the *Judy Nichols Revocable Living Trust Agreement, dated Dec. 10, 1993*, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

Witness my hand and official seal at Mt. Juliet, Tennessee this 9th day of February, 2006.

Commission expires: October 26, 2008



Shanna Ray Notary Public