WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/01/06 15:42 2 pgs
Fees:13.00 Taxes:203.50

20060301-0023880

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $55,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF FEBRUARY, 2006.

Notary Public

MY COMMISSION EXPIRES: 4-18-06

(AFFIX SEAL)

DELANA D. SCOBY
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 92-6
(NAME)	(NAME)	
2832 Clifton Avenue	5133 Harding Rd. #122	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN	Parcel 341
(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, Walter F. Whitmore, 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 part of Lot No. 62 on the Map of L. C. Thuss' Subdivision of part of the Barrow Lands of record in Book 547, Page 102, Register's Office of Davidson County, Tennessee, and part of an unnumbered lot immediately west of said Lot No. 62, on the Plan of Sam Lee's Lots, as of record in Book 161, Page 90, said Register's Office, described together as follows:

BEGINNING on the northerly margin of Clifton Pike at the corner of Lot No. 61 and 62; thence with the margin of said Pike westwardly 60 feet to a point; thence with the margin of said Pike westwardly 60 feet to a point; thence northwardly 151 feet, more or less, to the southerly margin of an alley; thence with the margin of said alley eastwardly 33 ½ feet, more or less, to the northeast corner of said Lot No. 62; thence southwardly with the line between said two lots 150 feet, more or less, to the point of beginning.

Being the same property conveyed to Walter F. Whitmore, unmarried by deed from David B. Abercrombie and wife, Hannah Abercrombie filed of record 12/02/1999 in Book 11765, Page 980, Register's Office of Davidson County, Tennessee.

Subject to all matters as shown on plat of record in Book 547, Page 102, and Book 161, Page 90, Register's Office of Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 2832 Clifton Avenue, Nashville, TN 37209
(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 24th day of February, 2006.

Walter F. Whitmore

By: Darrell Robertson as his attorney in fact
Darrell Robertson, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF WILSON

On this 2/24/2006, before me personally appeared Walter F. Whitmore by Darrell Robertson, as his Attorney in Fact, 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 Walter F. Whitmore and acknowledged that such person executed the same as the free act and deed of Walter F. Whitmore.

Witness my hand and official seal at Mt. Juliet, Tennessee this 24th day of February, 2006.

Commission expires: 4-18-06

Notary Public

