WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/08/06 10:11 2 pgs
Fees:13.00 Taxes:210.90

20060308-0026789

STATE OF TENNESSEE
COUNTY OF DAVDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $57,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF MARCH, 2006.

Notary Public

MY COMMISSION EXPIRES: April 18, 2006.

(AFFIX SEAL)

DELANA W. 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 71-15
(NAME)	(NAME)	
1214 Joseph Avenue	5133 Harding Rd. # 122	
(ADDRESS)	(ADDRESS)	Parcel 284
Nashville, TN 37207	Nashville TN 37205	
(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, Tennessee Equity Holdings, Inc., 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 the southerly 4 feet of Lot No. 45 and the northerly 46 feet of Lot No. 46 on the Plan of C. F. Sharpe and W. L. Horn's 2nd Subdivision of Lindsley Property in N.E. Nashville, as shown of record in Book 161, Page 53, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Said parts of Lots adjoin and front together 50 feet on the westerly side of Joseph Avenue and run back between parallel lines 145 feet to an alley.

Being the same property conveyed to Tennessee Equity Holdings, Inc. by deed Michael D. Hughey and wife, Tina D. Hughey filed of record in Instrument No. 20060302-0024227, Register's Office of Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1214 Joseph Avenue, Nashville, TN 37207

(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 1st day of March, 2006.

Tennessee Equity Holdings, Inc.

By: President

Steve Perez, President

STATE OF TENNESSEE

COUNTY OF DAVDSON

Before me, the undersigned Notary, personally appeared Steve Perez, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be President (or other officer authorized to executed the instrument) of Tennessee Equity Holdings, Inc. the within named bargainor, a corporation, and that such President or officer as such Tennessee Equity Holdings, Inc. executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as President.

Witness my hand and official seal at Nashville, Tennessee this 1st day of March, 2006.

Commission expires: April 18, 2006

Delaina D. Scoby Notary Public

