McCann & Hubbard
7105 Crossroads Blvd. #105
Brentwood, TN 37027
615-377-3319

WARRANTY DEED

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES: MARCH 14, 2009

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $81,697.00

Melissa Cousin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF May, 2006.

A. Scott Hubbard
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hernan Barenboim	New Owner	147-11A-115
(NAME)	(NAME)	
115 Northcrest Court		
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37211		
(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, Lester Cousin and Mary Cousin, husband and wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Hernan Barenboim, an unmarried man, 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. 115 on the Plan of Revised Northcrest East, of record in Book 6250, Page 847, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Lester Cousin and Mary Cousin, husband and wife, by Warranty Deed dated May 28, 1997, from James E. Adams, Jr., John F. Adams and Mary Susan Adams, as of record in Book 10471, Page 865, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Lester Cousin and Mary Cousin by Terry DeSelms as their Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument No. X, in the Register's Office for Davidson County, Tennessee.

* 20060608-0068238

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 115 Northcrest Court, Nashville, TN 37211

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Davidson County DEEDWARR
Recvd: 06/08/06 13:51 2 pgs
Fees:13.00 Taxes:302.28

20060608-0068239

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 31st day of May, 2006.

Lester Cousin, by [signature] Attorney-in-Fact
Lester Cousin
By: Terry DeSelms as his Attorney-in-Fact.

Mary Cousin, by [signature] Attorney-in-Fact
Mary Cousin
By: Terry DeSelms as her Attorney-in-Fact.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 31st day of May, 2006 before me personally appeared Terry DeSelms, the person who executed the foregoing instrument on behalf of Lester Cousin and Mary Cousin, and acknowledged that Terry DeSelms executed the same as the free act and deed of the said Lester Cousin and Mary Cousin, through Power of Attorney granted Terry DeSelms by the said Lester Cousin and Mary Cousin.

Witness my hand and official seal at Nashville, Tennessee this 31st day of May, 2006.

Commission expires: November 14, 2009

[signature]
Notary Public

