07-03-020

Davidson County DEEDWARR
Recvd: 03/27/07 15:00 2 pgs
Fees:13.00 Taxes:1702.00
20070327-0036676

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $460,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of March, 2007.

Notary Public

MY COMMISSION EXPIRES: September 30, 2009.
(AFFIX SEAL)

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY:

Mitchell A. Watts, Attorney at Law
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP
Alan M. Cohen	SUNTRUST MORTGAGE, INC.	105-09-0
924 Benton Avenue	201 4th Ave. N 7th Floor	GROUP
Nashville, Tennessee 37204	Nashville, TN 37219	PARCEL 407.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ********** Four Hundred Sixty Thousand Dollars and Zero Cents ($460,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Jean Robert Lauzon, unmarried, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Alan M. Cohen and wife, Arlene D. Gold, 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 westerly part of Lot No. 42 on the Plan of Waverly Place of record in Book 57, page 95, Register's Office for Davidson County, Tennessee.

SAID property fronts 55.6 feet on the northerly margin of Arthington Street, now known as Benton Avenue, and extends back 222.5 feet, more or less, on the easterly line and 218.0 feet on the westerly line to an alley, upon which it measures 62.7 feet.

BEING the same property conveyed to Jean Robert Lauzon and wife, Theresa F. Lauzon, by deed from Marcus J. Belli and wife, Lisa Rochelle Ramsey, of record in Book 11174, page 252, Register's Office for Davidson County, Tennessee; the said Jean Robert Lauzon and Theresa F. Lauzon having since divorced and the said Theresa F. Lauzon having since conveyed her interest in subject property to Jean Robert Lauzon by Quitclaim Deed dated February 27, 2007, of record as Instrument No. 20070313-0030568 in said Register's Office.

This conveyance is expressly made subject to covenants, conditions, restrictions, reservations and easements contained in former instruments of record pertaining thereto and to all matters shown on the plan of record and the property taxes for the current year which have been prorated between the parties herein and assumed by the Grantees herein.

This is:

unimproved ☐

improved ☒ property known as 924 Benton Avenue, Nashville, Tennessee 37204

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 I do covenant with the said Grantees

that I am 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 I do further covenant and bind myself, my 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 27th day of March, 2007.

Jean Robert Lauzon

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named Jean Robert Lauzon, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of March, 2007.

Commission expires: September 30, 2009

Mitchell A. Watts Notary Public

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY