WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $562,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF AUGUST, 2008

Notary Public

MY COMMISSION EXPIRES: May 5, 2012

(AFFIX SEAL)

BOX 50-B
RETURN TO:
PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

R. L. MOORE
NOTARY PUBLIC
DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey A. Schwartzenberg Jennifer M. Schwartzenberg	Wells Fargo Bank, N.A.	143-6-A-11CO
(NAME)	(NAME)	
345 Harpeth Ridge Drive	2600 Lake Lucien Dr	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37251	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 08/18/08 10:44 2 pgs
Fees:13.00 Taxes:2081.25
20080818-0084509

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, **Mark A. Cohen and wife, Robin S. Cohen**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jeffrey A. Schwartzenberg and Jennifer M. Schwartzenberg, husband and wife**, 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:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Harpeth Trace Estates, Phase I, a Planned Unit Development, as of record in Book 5200, page 125, Register's Office for said County.

Said Lot No. 11 fronts 42.4 feet on the easterly margin of Harpeth Ridge Drive and extends back between lines 128 feet (straight) on the southerly line and 151.8 feet (broken) on the northerly line to a broken line in the rear, measuring 141.4 feet thereon.

Being the same property conveyed to Mark A. Cohen and wife, Robin S. Cohen by deed dated December 13, 1991 from John J. Marini and wife, Margaret M. Marini of record in Book 8509, Page 587, said Register's Office.

unimproved ☐

This is improved ☒ property, known as **345 Harpeth Ridge Drive, Nashville, TN 37221**

(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 our hands this 6th day of August, 2008.

Mark A. Cohen

Robin S. Cohen

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mark A. Cohen and wife, Robin S. Cohen, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 6TH DAY OF AUGUST, 2008.

Commission expires: 3-21-09



Notary Public