39-B

BILL GARRETT, Davidson County
Trans:T20090043123 DEEDWARR
Recvd: 06/29/09 09:31 2 pgs
Fees:13.00 Taxes:2608.50
20090629-0060001

THIS INSTRUMENT PREPARED BY: **WESLEY D. TURNER** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 DEADERICK STREET, SUITE 1100 P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $705,000.00. Affiant Subscribed and sworn to before me, this 18 day of June, 2009. Notary Public My Commission Expires: 7-25-09

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Robert Andrew Cohen 1731 Glen Echo Nashville, TN 37215	Bank of America 801 Corporate Center Dr. Ste. 510 Franklin, TN 37067	117 15 0G 012.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **BOB HALEY**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **ROBERT A. COHEN AND PEGGY COHEN, HUSBAND AND WIFE**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 12, as shown on the map entitled The Glen Echo of record as Instrument No. 20070202-0014104, Register's Office for Davidson County, to which plat reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to Bob Haley by deed from Cindy D. Lockhart, Jon B. Sheridon aka Jon B. Sheridan and Dolores D. Dennard, aka Delores D. Dennard, d.b.a. DLS Properties and Cindy D. Lockhart, Jon B. Sheridon aka Jon B. Sheridan and Delores D. Dennard, aka Delores D. Dennard of record as Instrument No. 20060824-0104781, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This is not the principal place of residence of the Grantor or the spouse of the Grantor.
This conveyance is made subject to:

1. 2009 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. All matters as shown on the Plan of record as Instrument No. 20070202-0014104, Register's Office for Davidson County, Tennessee.

3. Restrictive Covenants as set forth in instrument recorded in Book 1577, page 469, and Book 1577, page 467, Register's Office for Davidson County, Tennessee.

4. Stormwater Detention Agreement of record as Instrument No. 20061017-0128854, Register's Office for Davidson County, Tennessee.

5. Stormwater Detention Agreement of record as Instrument No. 20060920-0116531, Register's Office for Davidson County, Tennessee.

6. Declaration of Covenants, Conditions and Restrictions of record as Instrument No. 20070126-0010692, Register's Office for Davidson County, Tennessee; First Amendment of record as Instrument No. 20070726-0088889, Register's Office for Davidson County, Tennessee; Second Amendment of record at Instrument No. 20080423-0041434, Register's Office for Davidson County, Tennessee.

7. Agreement for Dedication of Easement for Sanitary sewers and/or Storm Drainage granted to Metropolitan Government of Nashville & Davidson County, Tennessee, of record as Instrument No. 20060914-0114249, Register's Office for Davidson County, Tennessee, as re-recorded at Instrument No. 2006920-0116504, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1731 Glen Echo, Nashville, TN 37215**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and I covenant with the said Grantee 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 further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 17th day of June, 2009.

Bob Haley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BOB HALEY**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 17th day of June, 2009

Notary Public

My Commission Expires:

