WARRANTY DEED

BILL GARRETT, Davidson County

Trans: T20090049389 DEEDWARR
Recvd: 07/22/09 10:20 2 pgs
Fees: 13.00 Taxes: 510.60

20090722-0068673

B-CJ-09-612

STATE OF Tennessee
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $138,000.00

Affiant

Subscribed and sworn to before me, this 18th DAY OF July, 2009.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Suzanne M. Cohn	New Owner (NAME)	
612 Barlin Drive (ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37221-3443 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	142100B09300CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we GARRY ZEITLIN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SUZANNE M. COHN, hereinafter called the Grantee(s), their heirs and assigns, that 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. 93 ON THE PLAN OF BELLE POINTE, PHASE II, A PLANNED UNIT DEVELOPMENT, AS OF RECORD IN PLAT BOOK 6250, PAGE 797, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO GARRY E. ZEITLIN BY DEED FROM BARRY CONSTRUCTION COMPANY OF RECORD IN BOOK 6829, PAGE 477 ON 04/07/1986 AND FILED FOR RECORD ON 04/15/1986, AS RE-RECORDED IN BOOK 7067, PAGE 875, FILED 12/12/1986, REGISTER'S OFFICE FOR DAVIDSON COUNTY.

THIS CONVEYANCE IS SUBJECT TO A) PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD SUCH AS RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS AS RECORDED IN PLAT(S) BOOK 6250, PAGE 440, AND BOOK 6250, PAGE 797; COVENANTS, CONDITIONS, RESTRICTIONS AND BY-LAWS AS SET FORTH IN BOOK 6689, PAGE 772, BOOK 6702, PAGE 409, BOOK 6770, PAGE 814, BOOK 6774, PAGE 774, BOOK 6862, PAGE 292, BOOK 7409, PAGE 224, BOOK 7851, PAGE 215, BOOK 8016, PAGE 858, BOOK 9319, PAGE 443, INSTRUMENT 200201300013252, AND INSTRUMENT 200510270130021, SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

unimproved ( )

This is improved (X) property, known as 612 BARLIN DRIVE, NASHVILLE, Tennessee 37221-3443
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 18th day of July, 2009.

Garry Zeitlin, SELLER, OWNER, AGENT

Garry Zeitlin, SELLER, OWNER, AGENT

STATE OF Tennessee
COUNTY OF DAVIDSON

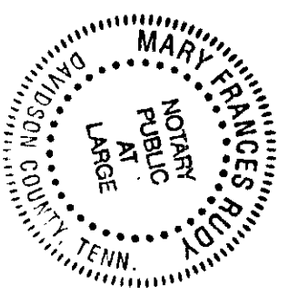
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Garry Zeitlin, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th day of July, 2009.

Notary Public

My Commission Expires: 7-24-10

(SEAL)



RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903