WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $740.000.00

Nicholas Greco
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF DECEMBER, 2010.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL) 7-5-11

AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc.
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

SHANNON PHILLIPS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JULY 5, 2011

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark Allan Cohen	Regions	Map 158-4-A
(NAME) 24 Wynstone	(NAME) Dept 2520 PO Box 2153	Parcel 122 CO
(ADDRESS) Nashville, TN 37215	(ADDRESS) Birmingham, AL 35287-2520	
(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, **DAVID A. HERMAN AND WIFE, BONNIE ELLEN HERMAN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARK ALLAN COHEN AND WIFE, ROBIN STEIN COHEN,** 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. 64 on the Plan of Otterwood, Phase three, of record in Plat Book 6900, pages 788 through 790, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to David A. Herman and wife, Bonnie Ellen Herman, by deed from Betty L. Kimbrell, married, of record in Instrument #20030507-0061245, said Register's Office.

This conveyance is subject to (a) 2010 real property taxes; (b) all matters appearing on the plan of record in Book 6900, pages 788-790, said Register's Office; (c) restrictive covenants of record in Book 7260, page 483, Book 8762, page 199 and Book 8274, page 51, said Register's Office; and (d) easements of record in Book 7968, page 885, Book 7667, page 218, Book 7942, page 678, Book 2248, page 618, Book 2249, page 86 and Book 2271, page 196, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 24 Wynstone, Nashville, Tennessee 37215
(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.

BILL GARRETT, Davidson County
Trans:T20100080104 DEEDWARR
Recvd: 12/21/10 09:05 2 pgs
Fees:13.00 Taxes:2738.00
20101221-0101281

Witness our hands this 10th day of December, 2010.

David A. Herman by Kevin D. Montgomery, attorney in fact
David A. Herman
By Kevin D. Montgomery, Attorney in Fact

Bonnie Ellen Herman by Kevin D. Montgomery, attorney in fact
Bonnie Ellen Herman
By Kevin D. Montgomery, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of December, 2010, before me personally appeared Kevin D. Montgomery, to me known to be the person who executed the foregoing instrument on behalf of David A. Herman and Bonnie Ellen Herman and acknowledged that he executed the same as the free act and deed of David A. Herman and Bonnie Ellen Herman.

Witness my hand and official seal at Nashville, Tennessee this 10th day of December, 2010.

Commission expires:

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 20, 2014

Kathy Snider
Notary Public