RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110042028 DEEDWARR
Recvd: 07/13/11 08:35 2 pgs
Fees:13.00 Taxes:2334.70
20110713-0053419

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $631,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of July, 2011.

Notary Public

MY COMMISSION EXPIRES: 8/20/2013

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Stephanie Cohen	SAME	11615006900
(NAME)	(NAME)	
4313 Glen Eden Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Myrna I. Newpart**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Stephanie Cohen, married**, hereinafter called the GRANTEE(S), their heirs and/or 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. 5 of Block 8 on the Plan of a Resubdivision of Part of Royal Oaks Subdivision as of record in Plat Book 547, page 167, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to James R. Newpart and wife, Myrna I. Newpart by Deed from John Lewis, married, dated 12/01/2003 and filed for record on 12/11/2003 in Instrument 20031211-0178004, Register's Office for Davidson County, Tennessee. The said James R. Newpart having since died on June 1, 2007, leaving Myrna I. Newpart as the sole surviving tenant by the entirety.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:
All matters as set forth per Plat Book 547, Page 167, said Register's Office.
All matters set out in document including but not limited to an Easement of record in Book 848, Page 436, said Register's Office.
Sanitary Sewer Easement of record in Book 5787, Page 200, said Register's Office.
County of Davidson taxes for the year 2011 and subsequent years, a lien not yet ascertainable, due or payable.
City of Belle Meade taxes for the year 2011 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 4313 Glen Eden Drive, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 01288-3756
SMG TN Warranty Deed

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/or 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/or 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 11th day of July, 2011.

Myrna I. Newpart

State of Tennessee
County of

Personally appeared before me Myrna I. Newpart, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 11th day of July, 2011.

Notary Public _____
My Commission Expires: 9/23/13

DONALD R. BARRETT, JR.
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027