WARRANTY DEED

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00

Debbie A. Madewell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of November, 2012.

Notary Public

MY COMMISSION EXPIRES: May 16, 2015

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 390 Mallory Station Road, Suite 107, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jaan Kristofer Kidd Cohan	Jaan Kristofer Kidd Cohan	114-07-0-023.00
(NAME)	(NAME)	
7528 Oakhaven Trace	7511 McConnell Avenue	Davidson County DEEDWARR Recvd: 11/29/12 08:11 3 pgs Fees:18.00 Taxes:1387.50 **20121129-0109416**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Los Angeles, CA 90045	
(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, we, **Michael F. Senna and Melinda M. Senna, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Jaan Kristofer Kidd Cohan, unmarried**, 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 all of Lot No. 23, on the Final Plat of OAKHAVEN SUBDIVISION, Resubdivision of Lots 20 and 21 and New Lot 23 of Section 4, as shown by plat appearing of record in Instrument No. 20010302-0019996, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Michael F. Senna and Melinda M. Senna by QuitClaim Deed dated December 11, 2009, from Michael F. Senna and Melinda M. Baker, and file for record on December 14, 2009, in Instrument No. 20091214-0113507, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) All matters as set forth on the plat of record in Instrument No. 20010302-0019996, (2) Agreement for Dedication of Public Utilities Easement to Nashville Electric Services as shown of record in Book 10227, Page 934, and (3) Agreement for Dedication of Public Utilities Easement to Harpeth Valley Utilities District as shown of record in Book 10268, Page 218, Register's Office for said County.

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 7528 Oakhaven Trace, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 01291-10153
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 our hands this 27th day of November, 2012.

Michael F. Senna

Melinda M. Senna

State of Tennessee
County of Williamson

Personally appeared before me Michael F. Senna and Melinda M. Senna, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 27th day of November, 2012.

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public
My Commission Expires: May 14, 2015

RETURN TO:
Stewart Title Company Tennessee Division
390 Mallory Station Road, Suite 107
Franklin, TN 37067

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Debbie Treadway, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Debbie A. Treadway
Notary Public

(SEAL)

DEBBIE A. TREADWAY
NOTARY PUBLIC
STATE OF TENNESSEE
SUMNER COUNTY, TN
My Commission Expires

My Commission Expires: 4/23/2013