BILL GARRETT, Davidson County
Trans: T20130000133 DEEDWARR
Recvd: 01/02/13 09:35 2 pgs
Fees: 13.00 Taxes: 1850.00
20130102-0000151

This instrument was prepared by:
DLO TITLE, LLC
256 Seaboard Lane Suite F-103
Franklin, TN 37067
2012120009

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, is $500,000.00

Sworn to and subscribed before me this 24th day of December, 2012.

Affiant

Notary Public

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires Jul. 20, 2015

Address of New Owner:	Send Tax Bills to:	Map-Parcel Number:
Charles Cohn		102-160-075.00
509 Huckleberry Road	New Owner	
Nashville, TN 37205		

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Paul S. Cohn, Jr. and wife, Marian S. Cohn**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Charles Cohn, married,** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 145 on the Plan of Hillwood Estates, Section 9, Part 2 of record in Plat Book 2331, Page 28, in the Register's Office for Davidson County, Tennessee.

Beginning on the southerly margin of Huckleberry Road at the corner of Lots Nos. 145 and 167; thence with the line between said two lots, southwardly 225 feet to the corner of Lots Nos. 145, 166 and 167; thence with the line between said Lots Nos. 145 and 166, southeastwardly 172.53 feet to a concrete monument; thence North 29 degrees 30' east 124.3 feet to a concrete monument; thence North 15 degrees 04' West 281.9 feet to the southerly margin of Huckleberry Road; thence with same, westwardly 180 feet to the beginning.

Being the same property conveyed to Paul S. Cohn, Jr. and wife, Marian S. Cohn by Deed from Richard L. Goodkind and wife, Judith K. Goodkind of record in Book 3498, page 313, Register's Office for Davidson County, Tennessee, dated December 26, 1962 recorded on January 2, 1963.

This is improved property known as **509 Huckleberry Road, Nashville, TN 37205.**

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __X__ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand, this 24th day of December, 2012.

Paul S. Cohn, Jr.

Marian S. Cohn

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Paul S. Cohn, Jr. and Marian S. Cohn, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that [s]he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of December, 2012.

Notary Public

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires Jul. 20, 2015