BILL GARRETT, Davidson County
Trans: T20130076289 DEEDWARR
Recvd: 09/04/13 10:27 2 pgs
Fees: 13.00 Taxes: 999.00

20130904-0092996

WARRANTY DEED

ZR13-1209

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00

Affiant

Subscribed and sworn to before me, this 29th DAY OF August, 2013.

Notary Public

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lauren Koch	NEW OWNER	
1209 B 5th Avenue North	(NAME)	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		082-09C-003.00CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, we ELINE ISAACSON, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MARC COHEN AND LAUREN KOCH, HUSBAND AND WIFE, , 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 Unit No. 1209-B on the Plan of Germantown Court Condominiums, of record in Instrument No. 20031006-0147481 as shown on Exhibit "A", amended in Instrument No. 20050406-0037816, and further amended in Instrument No. 20060525-0061623, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Eline Isaacson, unmarried by Deed from Jennifer J. Weinberg and Nathan Weinberg, wife and husband of record in Instrument No. 20121105-0101539, Register's Office for Davidson County, Tennessee, dated October 3, 2012 and recorded on November 5, 2012.

This conveyance is subject to (a) taxes and assessments which have pro-rated as of the date of closing and assumed by the Grantee(s) herein; (b) any and all applicable governmental and/or zoning regulations (c) all easements, restrictive covenants and conditions and other matters as set forth on all applicable instruments of record, including, but not limited All matters shown on the Plan as Exhibit "A" to Germantown Court Condominiums of record in Instrument No. 20031006-0147481; Master Deed establishing a Horizontal Property Regime of Germantown Court Condominiums of record in Instrument No. 20031006-0147481, amended in Instrument No. 20050406-0037816 and Instrument No. 20060525-0061623; Stormwater Detention Agreement of record in Instrument No. 20030902-0126876, in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is Improved (X) property, known as 1209 B 5th Avenue North, Nashville, Tennessee 37208
(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 29th day of August, 2013.

Eline Isaacson

STATE OF Tennessee
COUNTY OF Williamson

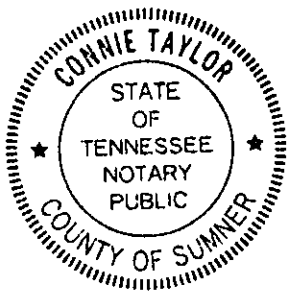
On this the 29th day of August, 2013, before me personally appeared Eline Isaacson, unmarried to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 29th day of August, 2013.

Notary Public

My Commission Expires:

(SEAL)



RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959