BILL GARRETT, Davidson County
Trans:T20130076423 DEEDWARR
Recvd: 09/04/13 12:33 2 pgs
Fees:13.00 Taxes:1024.90
20130904-0093141

WARRANTY DEED

STEVEN T. MORRIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires July 3, 2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $277,000.00

Carmen Costa
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF August, 2013.

Notary Public

MY COMMISSION EXPIRES: 7-3-17
(AFFIX SEAL)

G-ZR-13-7321

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Peter Macy (NAME)	(NAME)	**155030B04600CO**
7321 River Park Drive (ADDRESS)	(ADDRESS)	
Nashville, TN 37221 (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 **LAUREN KOCH AND HUSBAND, MARC COHEN,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **PETER MACY AND RACHEL MACY, 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 LOT NO. 46 ON THE PLAN OF RIVER PARK ESTATES, OF RECORD IN PLAT BOOK 6250, PAGES 658 AND 659, AS CORRECTED IN BOOK 6785, PAGE 427 AND AMENDED IN BOOK 6830, PAGE 806, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO LAUREN KOCH AND HUSBAND, MARC COHEN BY DEED FROM LINDA KOCH, AN UNMARRIED PERSON (AS TO HER 90% UNDIVIDED INTEREST) OF RECORD AT INSTRUMENT NO. 20011217-0138804, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED DECEMBER 5, 2001 AND RECORDED ON DECEMBER 17, 2001. BEING THE SAME PROPERTY CONVEYED TO LINDA KOCH, AS TO A 90% UNDIVIDED INTEREST AND LAUREN KOCH, AS TO A 10% UNDIVIDED INTEREST BY DEED FROM FREDERICK W. BAKER AND WIFE, SUZANNE K. BAKER OF RECORD IN BOOK 9320, PAGE 159, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED APRIL 15, 1994 AND RECORDED ON APRIL 22, 1994.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2013; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 6250, PAGES 658 AND 659, AS CORRECTED IN BOOK 6785, PAGE 427 AND AMENDED IN BOOK 6830, PAGE 806; ALL MATTERS PROVIDED IN THE COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN BOOK 6672, PAGE 600, SUPPLEMENTED IN BOOK 7155, PAGE 844 AND CONSENT TO ADDITION OF RECORD IN BOOK 6980, PAGES 375 AND 377; CHARTER OF RECORD IN BOOK 7216, PAGE 833; EASEMENT OF RECORD IN BOOK 3819, PAGE 296; AGREEMENT FOR DEDICATION OF EASEMENT OF RECORD IN BOOK 5738, PAGE 824 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This is
( ) unimproved
(X) improved
property known as **7321 River Park Drive Nashville, Tennessee 37221**
(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.

Lauren Koch

Marc Cohen

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lauren Koch and Marc Cohen, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: 5-20-14

(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212