WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130078691 DEEDWARR
Recvd: 09/11/13 11:04 2 pgs
Fees:13.00 Taxes:865.80

20130911-0095862

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $234,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of August, 2013

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

AMY TIDWELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 917 Cahotton's Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Denise M. Battles	new owner	103 08 OB 103.00
(NAME)	(NAME)	
103 Sloan Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Rob Cohen, a married man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Denise M. Battles, unmarried**, hereinafter called the Grantee, his heirs and 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 Unit No 103, Building "D" on the Plan of Parklane Condominiums, Phase I, Established by Exhibit "B" to the Master Deed of record in Book 7376, page 571, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate description thereof.

BEING the same property conveyed to Rob Cohen, a married man, by deed dated 08/12/2008 from Melissa Jones Triplett, formerly known as, Melissa E. Jones and Grant L. Triplett, wife and husband and filed of record in Instrument #20080818-0084507, Register's Office for Davidson County, Tennessee.

The above described property is not and has never been the principal residence of the Grantor's spouse herein

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☐ property, known as 103 Sloan Road, Nashville, TN 37209

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 Grantees, 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 our hands this **30th** day of **August, 2013**

Rob Cohen by Joyce Hobbs

Rob Cohen by Joyce Hobbs Attorney In Fact

Atty in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Joyce Hobbs, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Rob Cohen, as his Attorney In Fact, under Power of Attorney bearing Instrument No. 20130911-0095861, Register's Office for Davidson County, Tennessee, and who acknowledged the execution of the same to be the free act and deed of Rob Cohen, under said Power of Attorney.

Witness my hand and official seal at office in Franklin, Tennessee, this the 30th day of August, 2013.

Laurie M Harris

Notary Public

LAURIE M HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires:

12-10-16