(2)

Return To:
McCann, Hubbard & Solomon
1804 Williamson Ct., Ste 201
Brentwood, TN 37027
615-377-3319

BILL GARRETT, Davidson County
Trans:T20130102687 DEEDWARR
Recvd: 12/06/13 14:30 2 pgs
Fees:13.00 Taxes:1213.60

20131206-0124525

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $328,000.00

Affiant

Subscribed and sworn to before me, this 27th day of November, 2013.

Notary Public

My commission expires: 1-24-17

SCOTT HUBBARD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

(Notary Stamp)

THIS INSTRUMENT PREPARED BY
McCann & Hubbard, PLLC
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
George Yanok **Laura Hill**	**New Owner**	**Map/Parcel: 115-11-0-040.00**
6330 Torrington Road		
Nashville, TN 37205		

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 ACKNOWLEDGE, I/WE,

Marcia F. Cohen, married

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

George Yanok and Laura Hill, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS, SUCCESSORS 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 Lot No. 84 on the Plan of West Meade Estates, Section I, as of record in Book 2663, Page 110, Register's Office for Davidson County, Tennessee. To which reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Marcia F. Cohen, by Warranty Deed, from General Motors Corporation, a Deleware Corporation, dated November 13, 1964, of record in Book 3838, Page 256, Register's Office for Davidson County, Tennessee. Said property being further conveyed to Melanie Cohen, by Quitclaim Deed, from Marcia F. Cohen, dated May 8, 1991, of record in Book 8349, Page 124, Register's Office for Davidson County, Tennessee. Said property being further conveyed to Marcia F. Cohen, by Quitclaim Deed, from Melanie Cohen, single, dated August 23, 1993, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 2663, Page 110, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 2864, Page 348, and Book 4503, Page 111, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

And this conveyance is subject to all other easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as: **6330 Torrington Road, Nashville, TN 37205.**

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 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 except as 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 my/our hand(s) this 27th day of November, 2013.

Marcia F. Cohen by Carol Wilker

Marcia F. Cohen By: Carol Wilker, Attorney in Fact

Martin I. Cohen, spouse of Marcia F. Cohen, joins in the execution of this instrument for the purpose of conveying his marital interests, if any, in subject property.

Martin I. Cohen by Carol Wilker

Martin I. Cohen By: Carol Wilker, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Carol Wilker**, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument on behalf of **Marcia F. Cohen** for the purposes therein contained, and who further proved to me that she is the **Attorney in Fact** for **Marcia F. Cohen**, and is authorized by **Marcia F. Cohen** to execute this instrument on her behalf.

Witness my hand and official seal this 27th day of November, 2013.

Notary Public

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/9/14

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Carol Wilker**, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument on behalf of **Martin I. Cohen** for the purposes therein contained, and who further proved to me that she is the **Attorney in Fact** for **Marcia F. Cohen**, and is authorized by **Martin I. Cohen** to execute this instrument on his behalf.

Witness my hand and official seal this 27th day of November, 2013.

Notary Public

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/9/14

File #: **130832DH**
RECORD & RETURN TO:
McCann & Hubbard, PLLC
1804 Williamson Court, Suite 201
Brentwood, TN 37027