BILL GARRETT, Davidson County
Trans:T20140008911 DEEDWARR
Recvd: 02/07/14 09:40 2 pgs
Fees:13.00 Taxes:936.10
20140207-0010880

J. CARLA IKARD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Comm. Expires March 3, 2015 (Notary Stamp)	STATE OF TENNESSEE, COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $253,000.00 Affiant Subscribed and sworn to before me, this 31st day of January, 2014 Notary Public My commission expires: 3-3-15

THIS INSTRUMENT PREPARED BY
Solomon Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Joshua Cohen and Sally Cohen	**New Owner**	**155-08E-070.00CO**
7440 Kreitner Drive	7440 Kreitner Dr	
Nashville, TN 37221	Nashville TN 37221	

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, WE,

Peter Martinez and wife, Katie Martinez Katie Martinez F/K/A Katie Swertfager

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Joshua Cohen and Sally Cohen, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR 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 Lot No. 47 on the Plan of Resubdivision Bellevue Highlands, Phase 2, of record in Plat at Instrument No. 20010202-0010403, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. Being the same property conveyed to Peter Martinez and Katie Swertfager by Deed from N. P. Dodge, Jr., Trustee of record at Instrument No. 20060106-0002460, Register's Office for Davidson County, Tennessee, dated December 27, 2005 and recorded on January 6, 2006.

7440 Kreitner Dr, Nashville TN 37221

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.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
Subject to all matters shown on the Boundary Plat for Bellevue Highlands of record in Plat Book 9700, Page 955, Register's Office for Davidson County, Tennessee.
Subject to all matters shown on the Plan of record as Instrument Number 20010202-0010403, Register's Office of Davidson County, Tennessee.
Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 11592, Page 670 and Instrument No. 20101104-0088413, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
By-Laws of record in Book 11592, Page 707, in the Register's Office for Davidson County, Tennessee.

Conveyance of Open Space to HOA of record in Instrument Number 20020506-0054929, in the Register's Office for Davidson County, Tennessee.
Stormwater Detention Agreement of record in Book 11509, Page 615, in the Register's Office for Davidson County, Tennessee.
Subject to rights of others in and to the common areas and/or elements.

This is improved (X) unimproved (____) property known as 7440 Kreitner Drive, Nashville, TN 37221.

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, 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 my/our hand(s) this 30th day of January, 2014.

Peter Martinez

Katie Martinez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Peter Martinez and Katie Martinez, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of January, 2014.

Notary Public

My Commission Expires: 3-3-2015

J. CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires March 3, 2015

File #: **5013155**
RECORD & RETURN TO:
SOLOMON PARKS TITLE & ESCROW, LLC
8119 ISABELLA LANE, STE 105
BRENTWOOD, TN 37027