WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140038670 DEEDWARR
Recvd: 06/03/14 10:35 2 pgs
Fees: 13.00 Taxes: 943.50

20140603-0047710

R-VRES-14-315

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF MAY, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/18/2016 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Harry Miree	SAME	
(NAME)	(NAME)	**92-13-308**
315 37th Avenue North		
(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 hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **MATTHEW P. COHEN AND KEREN A. SPILLBERG-COHEN, AS TRUSTEES OF THE MATTHEW P. COHEN AND KEREN A. SPILLBERG-COHEN REVOCABLE LIVING TRUST DATED MARCH 23, 2010,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **HARRY MIREE,** 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:

A certain tract or parcel of land described in Davidson County, Tennessee, being the northerly part of Lots No. 1, 2, & 3, on the plan of Charlotte Park Company's Second Addition, as of record in Book 57, Page 160 and 161, Register's Office for said County, being that part of Lot No. 80 on the Shields' New West Nashville Plan, not included in the streets, said plan being of record in Book 57, Page 77, said Register's Office, described as follows:

Beginning at the southwest corner of Elkins, formerly 2nd Avenue and 37th Avenue North, formerly Pilcher Street; thence with the southerly margin of Elkins Avenue, westwardly 131 feet more or less, to the easterly margin of an alley shown on said Shields' Plan; thence southwardly with said alley 30 feet, more or less, to the southwest corner of said Lot No. 80; thence with the southerly line of said lots, eastwardly 132.2 feet, more or less, to the westerly margin of 37th Avenue North; thence with the westerly margin of said Avenue, northwardly 46 feet, more or less, to the beginning, being part of Block No. 23.

Being the same property conveyed to Matthew P. Cohen and Keren A. Spillberg-Cohen, as Trustees of The Matthew P. Cohen and Keren A. Spillberg-Cohen Revocable Living Trust by deed from Matthew P. Cohen and Keren A. Cohen of record in Instrument No. 20100407-0026028 Register's Office for Davidson County, Tennessee, dated March 23, 2010 and recorded on April 07, 2010.

This conveyance is subject to:
- Taxes for the year 2014 prorated and assumed by Grantee herein.
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 160-161 and in Plat Book 57, Page 77, Register's Office for Davidson County, Tennessee.
- Temporary Easement of record in Book 11250, Page 927, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **315 37th Avenue North, Nashville, Tennessee 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 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 the 28 th DAY OF MAY, 2014.

The Matthew P. Cohen and Keren A. Spillberg-Cohen
Revocable Living Trust dated March 23, 2010.

Matthew P. Cohen, Co-Trustee

Keren A. Spillberg-Cohen, Co-Trustee

STATE OF ~~TENNESSEE~~ New York
COUNTY OF ~~DAVIDSON~~ Suffolk

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MATTHEW P. COHEN, CO-TRUSTEE of The Matthew P. Cohen and Keren A. Spillberg-Cohen Revocable Trust Dated March 23, 2010, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 28 th of May, 2014.

Notary Public
My Commission Expires: 7/17/14
(SEAL)

CHERYL L. DIEHL
Notary Public, State of New York
No. 01DI6044915
Qualified in Suffolk County
Commission Expires July 17, 2014

STATE OF ~~TENNESSEE~~ New York
COUNTY OF ~~DAVIDSON~~ Suffolk

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KEREN A. SPILLBERG-COHEN, CO-TRUSTEE of The Matthew P. Cohen and Keren A. Spillberg-Cohen Revocable Trust Dated March 23, 2010, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 28 th of May, 2014.

Notary Public
My Commission Expires: 7/17/14
(SEAL)

CHERYL L. DIEHL
Notary Public, State of New York
No. 01DI6044915
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RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212