BILL GARRETT, Davidson County
Trans: T20140056426 DEEDWARR
Recvd: 08/04/14 10:05 2 pgs
Fees: 13.00 Taxes: 795.50
20140804-0069463

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 215,000.00

Affiant

Subscribed and sworn to before me, this 29th day of July, 2014.

Notary Public

My commission expires: 10/18/2016

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
ANDREW COHEN	SWBC Mortgage Corporation	**082130D10300CO**
522 MADISON STREET	9311 San Pedro, Suite 100	
NASHVILLE, TN 37208	San Antonio, TX 78216	

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,

RUTH A. DOUTHETT , UNMARRIED WOMAN

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

ANDREW COHEN, AN UNMARRIED MAN

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 UNIT NO. 103, ON THE HORIZONTAL PROPERTY REGIME FOR GERMANTOWN MADISON SQUARE CONDOMINIUMS AS RECORDED IN THE MASTER DEED OF RECORD AS INSTRUMENT NO. 20061019-0129740, ★ REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO ALL OF WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS ALLOCATED TO SAID UNIT AS SET FORTH IN SAID MASTER DEED. ★ as amended in Instrument Number 20110509-0035408

BEING THE SAME PROPERTY CONVEYED TO DAVID C. DOUTHETT AND RUTH A. DOUTHETT, HUSBAND AND WIFE, BY WARRANTY DEED FROM GERMANTOWN MADISON SQUARE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, DATED 10/10/2007 AND RECORDED ON 10/23/2007 IN INSTRUMENT NUMBER 20071023-0125168, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. DAVID C. DOUTHETT HAVING SINCE DIED ON JULY 25, 2014.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 522 MADISON STREET, NASHVILLE, TN 37208.

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, have a good right to convey it and the same in 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 29th day of July, 2014.

ruth a douthett by
Michelle Crawford, attorney in fact

RUTH A. DOUTHETT
BY: MICHELLE CRAWFORD
HER ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **MICHELLE CRAWFORD** to me known to be the person who executed the foregoing instrument in behalf of **RUTH A. DOUTHETT** as **his/her** Attorney in Fact, and acknowledged that **he/she** executed the same for the purposes therein contained as the free act and deed of the said **RUTH A. DOUTHETT.**

Witness my hand, at office, this 29th day of July, 2014.

Notary Public

My Commission Expires: 5/3/2016

KAYLA E. LODGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016