RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140083415 DEEDWARR
Recvd: 11/05/14 08:42 2 pgs
Fees:13.00 Taxes:601.25

20141105-0102032

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31 day of October, 2014.

Notary Public

MY COMMISSION EXPIRES: 8.21.17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Samika M. Cohen and Jameel F. Cohen, wife and husband	Bank of Tennessee	151 01 0A 001.00
(NAME)	(NAME)	
3701 Waterford Way	301 E. Center Street	
(ADDRESS)	(ADDRESS)	
Antioch 37013	Kingsport, TN 37660	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Sixty-Two Thousand Five Hundred And No/100 Dollars ($162,500.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Curtis Steel Company, LLC**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Samika M. Cohen and Jameel F. Cohen, wife and husband**, 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:

That certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

Land located in Davidson County, Tennessee, being all of Lot No. 1, Chatham Pointe, according to plat and survey of same appearing of record in Plat Book 6900, pages 444-447, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.

Being the same premises conveyed to Rodney D. Lebeck, a single man by Warranty Deed from Joseph Lutes and Jeremy Sawaya aka Jermey Sawaya, both unmarried dated August 11, 2009 and recorded August 14, 2009 as Instrument No. 20090814-0076714, in said Register's Office for Davidson County, Tennessee.

Further being the same premises conveyed to Curtis Steel Co., LLC, a Texas Limited Liability Company by Warranty Deed from Rodney D. Lebeck dated June 25, 2013 and recorded June 27, 2013 as

File Number: AHA-141671

Instrument No. 20130627-0066260, in said Register's Office for Davidson County, Tennessee.

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 3701 Waterford Way, Antioch, TN 37013

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 31st day of October, 2014.

Curtis Steel Company, LLC
BY: _____
Michael P. Boriack
Principal

STATE OF Texas
County OF Harris

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael P. Boriack, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Principal, and is authorized to execute the instrument on behalf of Curtis Steel Company, LLC, the within named bargainor, and that he as such Principal, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Principal.

Witness my hand and official seal, this the 31st of October, 2014.

_____
Notary Public

My Commission Expires: 7/29/17

(SEAL)

Francisca Palomo
NOTARY PUBLIC
STATE OF TEXAS
MY COMM. EXP. 07-29-2017

File Number: AHA-141671