NEW OWNER:

Alka V. Cohen
659 Spring Manor Cove North
Eads, TN 38028

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

SEND TAX BILLS TO:

New Owner

FILE NO: 15-0536

Map 082 Group 04-0 Parcel 308.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20150043943 DEEDWARR
Recvd: 06/04/15 12:45 2 pgs
Fees:13.00 Taxes:1479.63
20150604-0052350

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Hundred Ninety-Nine Thousand Nine Hundred and 00/100 Dollars** ($**399,900.00**) cash in hand paid, the receipt of which is hereby acknowledged, **508 INVESTORS, LLC** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **ALKA V. COHEN** ("Grantee"), her successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

BEING parts of Lot Nos. 20, 21, 22, 23 and 24 on the Plan of Alexander's Petway Avenue Subdivision, as of record in Book 547, Page 87, Register's Office for Davidson County, Tennessee.

Beginning at a point in the northerly margin of Petway Avenue at the point where said margin of said Avenue Intersects with the right-of-way of Ellington Parkway; thence northeasterly with said Ellington Parkway right-of-way 191 feet to the northeast corner of said tract; thence in a southerly direction and perpendicular to Petway Avenue 134.2 feet to a point in the mortherly margin of said Avenue; thence with the northerly margin of said Avenue westerly 137.72 feet to the point of beginning.

BEING the same property conveyed to 508 Investors, LLC, by Warranty Deed from Thomas Wayne Crook, dated May 30, 2014, and of record Instrument No. 20140606-0049603, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 805 Petway Avenue, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 29th day of **May, 2015**.

508 INVESTORS, LLC

By: _____

Ted Bertuca, Jr., President

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, TED BERTUCA, JR., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is President of 508 INVESTORS, LLC, the within-named bargainor, and as such authorized office, being given the authority to so do, executed the within instrument on behalf of the corporation by signing its name as such authorized officer.

WITNESS my hand and official seal at office this 29th day of **May, 2015**.

_____

NOTARY PUBLIC

TODD A. TRESSLER, II
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

My commission expires: 5-30-17

****

The actual consideration or value, whichever is greater, for this transfer is $399,900.00.

_____

AFFIANT

Sworn to and subscribed to before me this 29th day of **May, 2015**.

_____

NOTARY PUBLIC

TODD A. TRESSLER, II
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

My commission expires: 5-30-17