WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150076631 DEEDWARR
Recvd: 09/09/15 10:13 2 pgs
Fees:13.00 Taxes:314.13
20150909-0091511

STACEY DENSON PALMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 5, 2018

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $84,900.00.

Affiant

Subscribed and sworn to before me this 2nd day of September, 2015

Notary Public
My Commission expires: _____
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Loraine Farney	SunTrust Mortgage, Inc.	150-09-0B-521.00CO
521 Forest Pointe Place	901 Semmes Avenue	
Antioch, TN 37013	Richmond, VA 23224	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Olive Cohen, unmarried**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Loraine Farney, an individual**, her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Unit No. 521 on the Second Revision of Forest Pointe Condominiums, formerly Resubdivision of Lot No. 69, Forest View Park South, plan of record in Plat Book 7900, page 281, and set out as Units per Exhibit by amended Master Deed of record in Book 8050, page 853, amending Master Deed of record in Book 7801, page 469, all of record in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Alicia M. Harper, unmarried, by deed from Holli B. Riffer, unmarried, on March 29, 1999, of record in Book 11417, page 510, Register's Office for Davidson County, Tennessee. The said Alicia B. Harper died intestate on April 16, 2014 leaving as her only heir at-law, Olive Cohen. Affidavit of heirship of record in Instrument Number 20140604-0048138, said Register's Office. Also see an additional Affidavit of heirship in Instrument Number 20150909-0091509, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2015 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Book 7900, page 281, Register's Office Davidson County, Tennessee.
- Master Deed, covenants, conditions, and restrictions as set forth in instrument recorded in Book 7079, page 424; Book 7801, page 463; Book 8050, page 853; Book 7075, page 790; and Instrument Number 20030712-0097022, Register's Office for Davidson County, Tennessee.

This is improved property known as: **521 Forest Pointe Place, Antioch, TN 37013**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 September 2, 2015.

Olive Cohen by Teresa King as Atty in Fact
Olive Cohen by Teresa King as Attorney in Fact

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Teresa King, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon her oath acknowledged himself/herself to be the Attorney-in-fact for, the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Olive Cohen, the bargainor(s), by the said Teresa King as Attorney-in-Fact.

WITNESS my hand and seal, this 2nd day of September, 2015.

NOTARY PUBLIC

My Commission Expires: 1-6-17

JENNIFER R. PIERCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066