Davidson County DEEDWARR
Recvd: 11/02/15 14:20 2 pgs
Fees:13.00 Taxes:1579.90
20151102-0111368

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15105603**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $427,000.00. Affiant Subscribed and sworn to before me, this 30th day of October, 2015. Notary Public My Commission Expires: 5-8-18

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Benjamin Melvin Cohen 3427 33RD AVE S #A Nashville TN 37212-4001	New Owner	Tax Parcel ID No. 104100Q00300CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kate Jacques, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Benjamin Melvin Cohen, an umarried man** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County Tennessee, being Unit C, Avenue South Townhomes, as established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20100907-0070753, as amended in Instrument No. 20100921-0075025, Instrument No. 20110808-0060841, Instrument No. 20111003-0076391, Instrument No. 20111017-0080350, Instrument No. 20120329-0026541 and Instrument No. 20120827-0076808, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description and accurate location of said unit.

Being the same property conveyed to Kate Jacques, a single woman by Warranty Deed from H & K Investments, recorded on the 2nd day of May, 2012 in Instrument No. 20120502-0037705, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of DR. R.W. GRIZZARD'S SUBDIVISION, as recorded in Plat Book 3106, Page(s) 120 and Plat Book 3106, Page 131.

Covenants, Conditions and Restrictions as set forth in Declaration of Covenants, Conditions and Restrictions recorded in Instrument Nos. 20100907-0070753, 20100921-0075025, 20110808-0060841, 20111003-0076391 and Affidavit recorded at Instrument Nos. 20111017-0080350, 20120329-0026541 and 20120827-0076808.

Charter of Homeowners Association recorded at Instrument No. 20100927-0070752.

Easement for Gas Line, recorded in Instrument No. 20110311-0019580.
Agreement for Dedication of Easement of Correction recorded at Instrument No. 20100728-0059166.

This is improved property located at 3427 33RD AVE S #A Nashville TN 37212-4001

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of October, 2015.

Kate Jacques n/k/a Katherine J. Fabling

Justin Fabling

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kate Jacques n/k/a Katherine J. Fabling and Justin Fabling, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of October, 2015.

Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 04-24-18

Shelly M Smith

Commission Expires
4-24-2018