WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160008775 DEEDWARR
Recvd: 02/02/16 09:29 2 pgs
Fees:13.00 Taxes:1128.50
20160202-0009861

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $305,000.00.

Affiant

Subscribed and sworn to before me, this the 29th day of January, 2016.

Notary Public

My commission expires: 6-8-18
(AFFIX SEAL)

ANNA AGEE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
David Cohen **Claudia Cohen**	**New Owner(s)**	**Map 081-12-0-B Parcel 526-00co**
6 Sandusky Road		
New City, NY 10956		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Joana Russo, now known as Joana Russo DeCarlo, and Scott D. DeCarlo, husband and wife

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

David Cohen and Claudia Cohen, husband and wife

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:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 422 of the Werthan Lofts IV & V Condominiums, Phase 4, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Werthan Lofts IV and V Condominiums, of record in Instrument No. 20070117-0006776, as amended in Instrument No. 20071220-0146056, as corrected by Affidavit of record in Instrument No. 20080118-0006036, and further amended in Instrument No. 20080211-0013846, Instrument No. 20110609-0044280, as corrected by Affidavit in Instrument No. 20150205-0011062, and further amended in Instrument No. 20110713-0053571, Instrument No. 20120723-0064381, Instrument No. 20131230-0130918, Instrument No. 20140725-0066210, and Instrument No. 20150225-0016078, of record in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. For further reference see Exhibit "B-1" to the Amendment No. 1 to Master Deed, Werthan Lofts IV and V Condominiums of record in Instrument No. 20071220-0146056, said Register's Office, for a more complete identification and description of such Unit.

Being all of the same property conveyed to Joana Russo, unmarried, by Deed dated April 30, 2012 from Chelsie de Castroverde Worrell and husband, Hubert L. Worrell, IV, of record in Instrument No. 20120507-0039336, and further conveyed to Joana Russo, unmarried and Scott D. DeCarlo, unmarried, as joint tenants with right of survivorship, by Quitclaim Deed dated May 14, 2012 from Joana Russo, unmarried, of record in Instrument No. 20120524-0044984, Register's Office for Davidson County, Tennessee.

This instrument is being executed on behalf of Joana Russo, now known as Joana Russo DeCarlo, and Scott D. DeCarlo, pursuant to a Power of Attorney executed by same on the 19th day of January, 2016, of record in Instrument No. 20160202-0009860 **, Register's Office for Davidson County, Tennessee.**

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record as set out on Exhibit "B-1" to the Amendment No. 1 to Master Deed shown in Instrument No. 20071220-0146056, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Restrictive Covenants contained in instrument of record in Book 9183, Page 130, in Book 11625, Page 280, in Instrument No. 20020425-0051069, in Instrument No. 20130903-0092714 and in Instrument No. 20130903-0092717, Register's Office for Davidson County, Tennessee. (3) Easement for Sewer Purposes as set out in the deed of record in Book 1291, Page 593, said Register's Office. (4) Dedication of Easement for an alley conveyed to the Metropolitan Government and Davidson County of record in Book 4718, Page 619, said Register's Office. (5) Grant of Easement for Driveway and Walkway Access of record in Instrument No. 20031023-0157114, said Register's Office. (6) Grant of Easement for Parking of record in Instrument No. 20050202-0012491, said Register's Office. (7) Agreement for Dedication of Easement for Storm Drainage of record in Instrument No. 20061113-0139884, said Register's Office. (8) Stormwater Detention Agreement of record in Instrument No. 20061113-0139906, said Register's Office. (9) Agreement for Dedication of Easement for Public Water of record in Instrument No. 20070906-0106750, said Register's Office. (10) Agreement for Dedication of Easement for Light, Air, and View of record in Instrument No. 20080117-0005376, and corrected in Instrument No. 20080118-0005860, said Register's Office. (11) Dedication of Easement for Public Utilities and Drainage of record in Instrument No. 20120831-0079083, said Register's Office. (12)

License Agreement of record in Instrument No. 20090526-0048069, and amended in Instrument No. 20130222-0018099, said Register's Office. (13) All matters shown on the Boundary Plat of record in Instrument No. 20070103-0001325, said Register's Office. (14) Master Deed and By-Laws for Werthan Lofts IV & V Condominiums of record in Instrument No. 20070117-0006776, amended in Instrument No. 20071220-0146056, and corrected in Instrument No. 20080118-0006036, and further amended in Instrument No. 20080211-0013846, Instrument No. 20110609-0044280, and corrected in Instrument No. 20150205-0011062, and further amended in Instrument No. 20110713-0053571, Instrument No. 20131230-0130918, Instrument No. 20140725-0066210 and Instrument No. 20150225-0016078, said Register's Office. (15) Charter of Werthan Lofts IV & V Condominium Homeowner's Association, Inc., of record in Instrument No. 20080111-0003459, said Register's Office. (16) Taxes for the current year which have been prorated and assumed by the grantees herein.

This is improved (_x___) Unimproved (____) property, known as **1350 Rosa L. Parks Blvd. #422, 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 that we are lawfully seized and possessed of said land in fee simple, have 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 my/our hand(s) this **29th** day of **January, 2016.**

Joana Russo DeCarlo By Melissa Raymond Attorney in Fact

Joana Russo, nka Joana Russo DeCarlo, by Melissa Raymond, Attorney-in-Fact

Scott D DeCarlo By Melissa Raymond Attorney in Fact

Scott D. DeCarlo, by Melissa Raymond, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 29th day of January, 2016, before me personally appeared, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Melissa Raymond**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-in-Fact for **Joana Russo, nka Joana Russo DeCarlo and Scott D. DeCarlo** and that she as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Joana Russo, nka Joana Russo DeCarlo and Scott D. DeCarlo,** for the purpose therein contained, by signing the name of **Joana Russo, nka Joana Russo DeCarlo and Scott D. DeCarlo,** by herself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **29th** day of **January, 2016.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 2/13/17