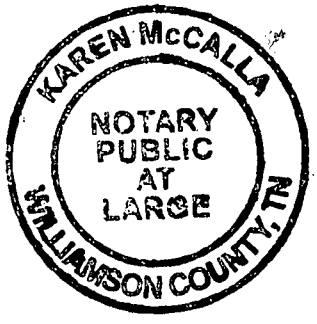
BILL GARRETT, Davidson County
Trans:T20160045543 DEEDWARR
Recvd: 05/31/16 12:30 2 pgs
Fees:13.00 Taxes:832.50
20160531-0054391

 (Notary Stamp)	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $225,000.00. Affiant Subscribed and sworn to before me, this 26th day of May, 2016. Notary Public My commission expires: March 23, 2019

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
8119 Isabella Lane, Ste. 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Jeremy Cohen and Bruce Cohen	SWBC Mortgage Corp.	072-03-0-259-00
3514 Golf Street	9311 San Pedro #100	
Nashville, TN 37216	San Antonio, TX 78216	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Jomonica Benedict Phoenix, Individually and as Personal Representative of The Estate of John William Benedict

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Jeremy Cohen, a single man, and Bruce Cohen, married

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 7 of Block A, on the Plan of Inglewood Golf Club Subdivision of record in Plat Book 843, Page 65, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Louise Benedict, a life estate, with remainder to John W. Benedict by Quitclaim deed from Louise Benedict of record in Book 11476, Page 109, Register's Office for Davidson County, Tennessee, dated 04/30/1999 and recorded on 05/12/1999. The said Louise Benedict predeceased John William Benedict. The said John William Benedict died on March 3, 2016.

This is improved property known as **3514 Golf Street, Nashville, TN 37216.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows: all matters shown on the Plan of record in Plat Book 843, Page 65, Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property, Register's Office for Davidson County, Tennessee and real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 24th day of May, 2016.

The Estate of John William Benedict

Jomonica Benedict Phoenix, Individually and as Personal Representative

Jomonica Benedict Phoenix, Individually and as Personal Representative of the Estate

STATE OF Texas
COUNTY OF Harris

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Jomonica Benedict Phoenix, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed her name above.

Witness my hand and official seal this 24 day of May, 2016.

Travis Omini

Notary Public
My Commission Expires: 05/28/2018

TRAVIS OMINI NOTARY PUBLIC STATE OF TEXAS NOTARY ID 12983394-7 5/28/2018

STATE OF Texas
COUNTY OF Harris

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Jomonica Benedict Phoenix, Personal Representative of The Estate of John William Benedict, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument in the capacity and for the purposes therein contained, and who swore to the statements made above and subscribed her name above.

Witness my hand and official seal this 24 day of May, 2016.

Travis Omini

Notary Public
My Commission Expires: 05/28/2018

TRAVIS OMINI NOTARY PUBLIC STATE OF TEXAS NOTARY ID 12983394-7 5/28/2018

SolomonParks File No. 160135 8119 Isabella Lane, Ste 104 Brentwood, TN 37027

SP 11/2015