BILL GARRETT, Davidson County
Trans:T20170037396 DEEDWARR
Recvd: 05/03/17 11:48 2 pgs
Fees:13.00 Taxes:562.40
20170503-0043616

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 170311318**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $152,000.00. Affiant Subscribed and sworn to before me, this 28th day of April, 2017. Notary Public My Commission Expires:

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Anna Aziz 3007 Hillmeade Ct Nashville, TN 37221	New Owner	Tax Parcel ID No. 082-03-0-121.00

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, **Keith R. Kraft, Lauren E. Cooper and Daniel Einstein, as tenants in common** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Anna Aziz**, ("Grantee"), her 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 Lot(s) 56, as shown on the map entitled Benedict Land Company's Subdivision, of record in Plat Book 332k page 40, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to KEITH R. KRAFT, MICHAEL COOPER and DANIEL EINSTEIN, TENANTS IN COMMON, by deed from BELLE ODOM, LOUISE BOOKER, CHRISTINE GOAD, MARY ALRED, MILDRED RAY, DANNY LEE WEST, RAY DEAN WEST, ROBBIE WEST TRENT, BARBARA WEST WITE, ROGER WEST, JERRY WEST AND DARRELL WEST, of record in Instrument No. 20010620-0065428, dated May 30, 2001, said Register's Office.

MICHAEL COOPER conveyed his one-third (1/3) undivided interest in the subject property to his wife, LAUREN E. COOPER, by quitclaim deed of record in Instrument No. 20020730-0091451, dated July 30, 2002, said Register's Office.

Said property was never the principal residence of any of the Grantors.

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.

General or special taxes and assessments required to be paid in the year 2017 and subsequent years for Map-Par. 082-03-0-121.00.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 332, page 40, said Register's Office. Restrictive Covenants contained in instrument of record in Book 509, page 333 and Book 2485, page 371, said Register's Office.

This is improved property located at 1101 2nd Street North Nashville TN 37207

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 28th day of April, 2017.

/Keith R. Kraft
Keith R. Kraft

Daniel Einstein, by
/Keith R. Kraft, his Atty-in-Fact
Daniel Einstein by Keith R. Kraft, his Attorney-in-Fact

Lauren E. Cooper, by
/Keith R. Kraft, her Atty-in-Fact
Lauren E. Cooper by Keith R. Kraft, her Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Keith R. Kraft, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of March, 2017.

Kate Rosenthal
Notary Public

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Keith R. Kraft, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-fact for Daniel Einstein, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 31st day of March, 2017.

Kate Rosenthal
Notary Public

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Keith R. Kraft, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-fact for Lauren E. Cooper, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 31st day of March, 2017.

Kate Rosenthal
Notary Public

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

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