WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $458,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF MAY, 2017.

Notary Public

MY COMMISSION EXPIRES: 4-19-18
(AFFIX SEAL)

Emily Kornbau State of Tennessee Notary Public Sumner County My Commission Expires June 19, 2018

G-PR-17-1209

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ashley Lanaux	new owner	
(NAME) **1209 B 5th Avenue North**	(NAME)	**082-09-0C-003.00-CO**
(ADDRESS) **Nashville, TN 37208**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARC COHEN AND LAUREN KOCH, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ASHLEY LANAUX, A SINGLE PERSON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 1209-B on the Plan of Germantown Court Condominiums, of record in Instrument No. 20031006-0147481 as shown on Exhibit "A", amended in Instrument No. 20050406-0037816, and further amended in Instrument No. 20060525-0061623, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Marc Cohen and Lauren Koch, husband and wife by Warranty deed from Eline Isaacson, unmarried of record in Instrument No. 20130904-0092996 Register's Office for Davidson County, Tennessee, dated August 29, 2013 and recorded on September 04, 2013.

This conveyance is subject to:

- Taxes for the year 2017 and subsequent years, a lien not yet due and payable.
- All conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Germantown Court Condominiums of record in Instrument Number 20031006-0147481, amended in Instrument No. 20050406-0037816 and Instrument No. 20060525-0061623 and in Instrument No. 20170419-0038400, Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument No. 20030902-0126876, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1209 B 5th Avenue North , Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20170046521 DEEDWARR
Recvd: 06/01/17 14:05 2 pgs
Fees:13.00 Taxes:1697.93
20170601-0054598

Witness my/our hand(s) this the 30th DAY OF MAY, 2017.

Marc Cohen by John Gleaves,
Attorney in Fact

Lauren Koch by John Gleaves,
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, John Gleaves, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of MARC COHEN AND LAUREN KOCH, and who acknowledged he/she/they executed the same as the free act and deed of the said MARC COHEN AND LAUREN KOCH.

Witness my hand and official seal, this the 30th of May, 2017.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212