WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170048247 DEEDWARR
Recvd: 06/06/17 15:42 2 pgs
Fees:13.00 Taxes:732.60
20170606-0056721

File No.: ALW-17-5410

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $198,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF JUNE, 2017.

Notary Public

MY COMMISSION EXPIRES: 5/16/19

(AFFIX SEAL)

SANDRA ANN GAS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-06-2019

THIS INSTRUMENT WAS PREPARED BY
COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ANTHONY MCKAY	NEW OWNER	091-06-0-231.00
(NAME)	(NAME)	
5410 Louisiana Avenue	627 CRIEVE ROAD	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	NASHVILLE, TN 37220	
(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 considerations, the receipt of which is hereby acknowledged, I/WE, **DAVID COHEN, UNMARRIED**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **ANTHONY MCKAY, MARRIED**, hereinafter called the Grantee(s), their heirs 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 Lot No. 1 on the Plan of Levine-Cohen Properties, as of record in Book 5200, Page 561, Register's Office for said County, described as follows:

Beginning on the Easterly margin of 55th Avenue at the common corner of Lots 1 and 2; thence with the line between said two lots N 87° 26' 30" E 85 feet to a point; thence S 2° 33' 30" E 75 feet to a point in the Northerly margin of Louisiana Avenue; thence with the margin of the same, S 87° 26' 30" W 60 feet to the beginning of a curve; thence around said curve having a radius of 25 feet, Northwesterly 39.27 feet to the Easterly margin of 55th Avenue N 2° 33' 30" W 50 feet to the point of beginning.

Being the same property conveyed by Quitclaim Deed from Trina Scarpetti, Trustee to David Cohen, as recorded on the 17th day of October, 1985 in Deed Book 6684, Page 503 and Warranty Deed from Earl Carlton Sutton, Jr. to Gay Lisa Levine and David Cohen, as recorded on the 11th day of August, 1983 in Deed Book 6113, Page 800, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 5410 Louisiana Avenue, Nashville, TN 37209
(House Number) (Street) (City or Town) (Postal Zip)

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, 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.

Witness my/our hand(s) this 6th day of June, 2017.

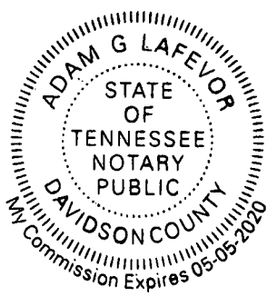
David Cohen

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David Cohen, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th day of June, 2017.

Notary Public
My Commission Expires: 5/5/20



RETURN TO:

COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210
(615)515-7171