Ortale, Kelley, Herbert & Crawford
330 Commerce Street, Suite 110
Nashville, TN 37201

Rec'd to:

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170062285 DEEDWARR
Recvd: 07/20/17 13:22 4 pgs
Fees:23.00 Taxes:1661.30
20170720-0073490

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $449,000.00.

Affiant

Subscribed and sworn to me on July 19, 2017.

NOTARY PUBLIC

My Commission Ex: July 2, 2018

RESHEA JONES NOTARY PUBLIC EXPIRES TENNESSEE JULY 2, 2018 DAVIDSON CO., TN

THIS INSTRUMENT WAS PREPARED BY:
Richard S. Sebastian, Esq.
ORTALE KELLEY Law Firm
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #30790

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
April Cohenhour and Brady Cohenhour 2016 Beech Avenue, Unit B Nashville, TN 37204	New Owner	105-10-0M-002.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **DFS Group, LLC, a Tennessee limited liability company**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **April Cohenour and Brady Cohenour, wife and husband, and Tyler Cohenour, unmarried, as tenants-in-common with rights of survivorship**, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

The conveyance of the above-described parcel of land is subject to the following:

1. 2017 Davidson County taxes which have been paid prorated by the parties and assumed by the Grantee(s).
2. Subject to all matters shown on the Plan of record in Plat Book 57, Page 95, Register's Office for Davidson County, Tennessee.
3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20150803-0076730, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
4. Rights of others in and to the common areas and/or elements.
5. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 2016 Beech Avenue, Unit B, Nashville, TN 37204.

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 GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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.

[SIGNATURES COMMENCE ON PAGE 3]

WITNESS my/our hand(s) this 19th day of July, 2017.

DFS Group, LLC, a Tennessee limited liability company

BY: _____
William F. Snyder, Member

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned authority, of the State and County aforesaid, personally appeared William F. Snyder, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, swore to and acknowledged himself to be a Member of DFS Group, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Member executed the foregoing instrument for the purposes therein contained, by signing the name of DFS Group, LLC, a Tennessee limited liability company, by himself in his capacity as said Member.

Witness my hand and official seal on July 19, 2017.

_____
NOTARY PUBLIC

My Commission Expires: July 2, 2018

RESHEA JONES NOTARY PUBLIC EXPIRES TENNESSEE JULY 2, 2018 DAVIDSON CO., TN

EXHIBIT "A"

Property Description

Land in Davidson County, Tennessee, being Unit B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 2016 Beech Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20150803-0076730 and being shown on Plat attached thereto as Exhibit "B", 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 a portion of the same property conveyed to DFS Group, LLC, a Tennessee Limited Liability Company by Warranty Deed from Thomas L. Brooks, a married man of record in Instrument No. 20141205-0111883 Register's Office for Davidson County, Tennessee, dated December 05, 2014 and recorded on December 05, 2014.