This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $610,000.00.

Affiant

Subscribed and sworn before me this the 27 day of September, 2017.

Notary Public
My commission expires: 8/17/21

RENN-ANN WALTERS STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Bill Garrett Davidson County
Batch# 5962 **DEEDWARR**
09/29/2017 11:23:23 AM 2 pgs
Fees: $13.00 Taxes: $2,257.00

20170929-0099834

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Ian D. Horwich 308 Scott Avenue Nashville, TN 37206	New Owner	083-02-0-323.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, CASON COOLEY AND KATHLEEN COOLEY, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to IAN D. HORWICH, AN UNMARRIED MAN, AND SAMANTHA SPECTOR, AN UNMARRIED WOMAN, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. part of Lot No. 11 on the Original Plan of Brownsville Plan of record in Plat Book 21, Page 9, in the Register's Office for Davidson County, Tennessee described as follows:

Beginning on the Easterly margin of Scott Avenue 200 feet Northerly from the Northerly margin of Locke Street; thence with the Easterly margin of said Avenue, Northerly 50 feet; thence Easterly parallel with Locke Street 200 feet; thence Southerly parallel with said Avenue 50 feet; thence Westerly parallel with said street 50 feet to the beginning.

Being the same property conveyed to Mikael Allen Jacobs and Ashley Harton Jacobs by Warranty deed from Shawn Rohan, married of record in Instrument No. 20120503-0038169 Register's Office for Davidson County, Tennessee, dated April 30, 2012 and recorded on May 03, 2012.

Being the same property conveyed to Cason Cooley and Kathleen Cooley, husband and wife by Warranty deed from Mikael Allen Jacobs and Ashley Harton Jacobs, husband and wife of record in Instrument No. 20161229-0136637 Register's Office for Davidson County, Tennessee, dated December 27, 2016 and recorded on December 29, 2016.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 308 Scott Avenue, Nashville, TN 37206.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 27th day of September, 2017.

~~Cason Cooley~~

Kathleen Cooley

Cason Cooley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Cason Cooley and Kathleen Cooley, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of September, 2017.

My commission expires: 9/10/18

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY