WARRANTY DEED

Bill Garrett Davidson County
Batch# 27528 DEEDWARR
11/17/2017 04:08:30 PM 3 pgs
Fees: $18.00 Taxes: $1,269.10
20171117-0118536

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $343,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14th DAY OF NOVEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 9/10/2018
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 105, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Erik W Kortman and Amy C Kortman	New Owner	072 15 0 346.00
(NAME)	(NAME)	
1610 Branch Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Three Hundred Forty-Three Thousand And No/100 Dollars ($343,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **April Cohenour and Brady Cohenour, wife and husband and Tyler Cohenour, a single person**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Erik W Kortman and Amy C Kortman, husband and wife**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land Davidson County, Tennessee, being Lot 6, Plan of the Resubdivision of Lot Nos. 5 and 6 on the Map of James Cobb Subdivision of Lot No. 15 Maxey's Addition to Brownsville, as shown on plat of record in Plat Book 161, Page 78, as amended in Book 6200, Page 763, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Shannon J. Rayfield, an unmarried by Warranty Deed from Natalie M. Calcaterra, unmarried dated April 18, 2011 and recorded April 21, 2011 as Instrument No. 201104210030716, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Brady Cohenour and Tyler Cohenour and April Cohenour by Warranty Deed from Shannon J. Rayfield, an unmarried dated November 18, 2016 and recorded November 23, 2016 as Instrument No. 201611230123629, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1610 Branch Street, Nashville, TN 37216

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 Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 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.

File Number: FRN-177254SSO

Witness our hands this 15 day of November 2017

April Cohenour

Brady Cohenour

Tyler Cohenour
By April Cohenour as his Attorney-in-Fact

Attorney in Fact

STATE OF

COUNTY OF

I, Xiomara Chavez, a Notary Public for the County of Manatee and State of Florida, do hereby certify that April Cohenour and Brady Cohenour personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 15th of November, 2017.

Notary Public

My Commission Expires: 03-28-2020

(SEAL)

XIOMARA CHAVEZ NOTARY PUBLIC My Comm. Expires March 28, 2020 No. FF 976221 STATE OF FLORIDA

STATE OF Florida

County OF Manatee

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared April Cohenour, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Tyler Cohenour, as Attorney-in-fact, and acknowledged that she executed the same as the free act and deed of Tyler Cohenour, for the purposes therein contained.

Witness my hand and official seal, this the 15th of November, 2017.

Notary Public

My Commission Expires: 03-28-2020

(SEAL)

XIOMARA CHAVEZ NOTARY PUBLIC My Comm. Expires March 28, 2020 No. FF 976221 STATE OF FLORIDA

File Number: FRN-177254SSO

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

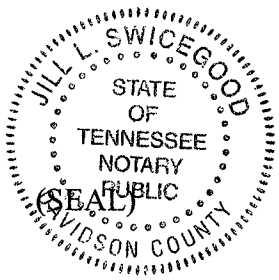
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L. Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: 9/10/2018

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