Box 14
30059-4

WARRANTY DEED	State of Tennessee County of Davidson
Bill Garrett Davidson County Batch# 35829 DEEDWARR 12/11/2017 12:00:35 PM 2 pgs Fees: $13.00 Taxes: $4,070.00 20171211-0125988	The actual consideration or value, whichever is greater, for this transfer is **$1,100,000.00.** Kathy Goodson Affiant Subscribed and sworn to before me, this the 8th day of December, 2017. Notary Public My commission expires: (AFFIX SEAL)

SHERRI HOLLARS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires Sept. 22, 2019

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Pearl Street JV LLC	"New Owner"	092-12-0-001 Tract I 092-11-0-057.00 Tract II
1823 & 1825 Pearl Street		
Nashville, TN 37203		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

David S. Cohen, an unmarried man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Pearl Street JV LLC, a Tennessee limited liability company

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:

TRACT I:

LAND in Davidson County, Tennessee, being Lot No. 13 on the Plat of The Power Property of record in Plat Book 421, Page 65, (as erroneously described as Plat Book 421, Page 60, in previous conveyances), said Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Harold M. Cohen and wife, Mary S. Cohen by Deed dated January 31, 1961, from P. Millard Cohen and wife, Peggy L. Cohen, Dr. Bernard M. Weinstein and Bernard L. Weinstein of record in Book 3182, Page 559, said Register's Office for Davidson County, Tennessee. Mary S. Cohen died on June 2, 1990, and said property passed to her husband, Harold M. Cohen, as surviving tenant by the entirety. Harold M. Cohen, an unmarried person quitclaimed his interest in said property by Quitclaim Deed dated January 16, 2004, to P. Millard Cohen and wife, Peggy L. Cohen, as tenants by the entireties of record in Instrument No. 20040720-0086279, said Register's Office. P. Millard Cohen died on May 17, 2006, and said property passed to his wife, Peggy L. Cohen, as surviving tenant by the entirety. The said Peggy L. Cohen died testate on September 27, 2016. Pursuant to said Will, the property was devised to David Samuel Cohen aka David S. Cohen. A Quitclaim Deed which confirms said devisee was executed and recorded by David S. Cohen, as Executor of the Estate of Peggy L. Cohen and appears of record in Instrument No. 20170407-0034202, said Register's Office.

This is improved property, known as 1823 Pearl Street, Nashville, TN 37203

TRACT II:

LAND in Davidson County, Tennessee, being Lot No. 14 on the Plat of The Power Property of record in Plat Book 421, Page 65, (as erroneously described as Plat Book 421, Page 60, in previous conveyances), said Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to P. Millard Cohen and wife, Peggy L. Cohen by Deed dated January 31, 1961, from P. Millard Cohen and wife, Peggy L. Cohen, Dr. Bernard M. Weinstein and Bernard L. Weinstein of record in Book 3182, Page 553, said Register's Office for Davidson County, Tennessee. P. Millard Cohen died on May 17, 2006, and said property passed to his wife, Peggy L. Cohen, as surviving tenant by the entirety. The said Peggy L. Cohen died testate on September 27, 2016. Pursuant to said Will, the property was devised to David Samuel Cohen aka David S. Cohen. A Quitclaim Deed which confirms said devisee was executed and recorded by David S. Cohen, as Executor of the Estate of Peggy L. Cohen and appears of record in Instrument No. 20170407-0034202, said Register's Office.

This is improved property, known as 1825 Pearl Street, Nashville, TN 37203

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

The Plan of record in Plat Book 421, Page 65, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (TRACTS I & II)

This is improved property, known as 1823 & 1825 Pearl Street, Nashville, TN 37203

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 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 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.

Witness my/our hand(s) this **8th** day of **December, 2017.**

David S. Cohen

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal at Nashville, Tennessee, this **8th** day of **December, 2017.**

Notary Public

My Commission Expires: 1/17/21

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY