Bill Garrett Davidson County
Batch# 81477 DEEDWARR
04/16/2018 04:06:30 PM 4 pgs
Fees: $23.00 Taxes: $3,200.50
20180416-0035798

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 34207-04-2018**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $865,000.00. Stephanie K Cohen 4.13.18 Affiant Subscribed and sworn to before me this 13th day of April, 2018. Mitchell A Watts Notary Public My Commission Expires: 7.19.21

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

WARRANTY DEED

Address New Owner: Stephanie Cohen, Timothy Miner 22 Whitworth Boulevard Nashville, TN 37205	**Send Tax Bills To:** New Owners	**Tax Information:** Map and Parcel No.: 104 14 0 G 031 00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **James Harwell Todd, Successor Trustee of The Todd Family Trust, created under the Last Will and Testament of Patricia Cassell Todd, deceased**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Stephanie K. Cohen, an unmarried woman, and Timothy Miner, an unmarried man, joint tenants*** ("Grantee"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

***with right of survivorship**

This is improved property located at 22 Whitworth Boulevard, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 13th day of April, 2018.

James Harwell Todd, Successor Trustee of The Todd Family Trust, created under the Last Will and Testament of Patricia Cassell Todd, deceased,

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, James Harwell Todd, Successor Trustee, 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, at office, this 13th day of April, 2018.

GERALD G. HARPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 7, 2019

Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 122 on the Plan of Resubdivision of Lots 120-124 on the Revised Final Plat of Whitworth, as of record in Plat Book 8250, page 199, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Patricia C. Todd by deed dated June 24, 1993 from Third National Bank in Nashville of record in Book 9008, page 771, Register's Office for Davidson County, Tennessee. Patricia C. Todd, also known as Patricia Cassell Todd died on October 11, 2015 leaving a Last Will and Testament filed for Probate in Docket No. 15-P1882, Probate Court for Davidson County, Tennessee. In accordance with the terms of said Will, Patricia Cassell Todd devised subject property to Louis B. Todd, Jr., Trustee of The Todd Family Trust created under said Will. By Executors Quitclaim Deed dated January 11, 2017 in Instrument No. 20170209-0013779, Louis B. Todd, Jr., Executor of the Estate of Patricia Cassell Todd, deceased, conveyed subject property to Louis B. Todd, Jr., Trustee of The Todd Family Trust. Louis B. Todd, Jr., having since died on November 21, 2017. James Harwell Todd has been designated as successor trustee.

This conveyance is made subject to:

1. State and County taxes for the year 2018, which have been prorated and assumed by Grantee. Map and Parcel No. 104 14 0 G 031 00CO.
2. Declaration of Covenants, Conditions and Restrictions for Whitworth of record in Book 8026, page 305, Book 8282, page 45, Book 8830, page 249, Book 9778, page 27, and Instrument No. 20100615-0046543, corrected by Scrivener's Affidavit of record in Instrument No. 20160919-0098409, amended in Instrument No. 20170720-0073719, Register's Office for Davidson County, Tennessee.
3. Amended By-Laws of Whitworth Homeowners Association, of record in Instrument No. 20020812-0097386, Register's Office for Davidson County, Tennessee.
4. Dedication of common area to Whitworth Homeowners Association of record in Book 9778, pages 29 and 32, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Boundary Plan of record as Book 6900, pages 838-841, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Book 8250, page 199, Register's Office for Davidson County, Tennessee.
7. Easement for sewer of record in Book 3467, page 194 and Book 3505, page 338, Register's Office for Davidson County, Tennessee.
8. Easement for water mains and appurtenances of record in Book 7868, page 959, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

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

Mitchell A Watts

Signature

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, Carla Ikard, a notary public for this county and state, Mitchell A Watts who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Carla Ikard

Notary

CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires 1-8-19

Notary's Seal