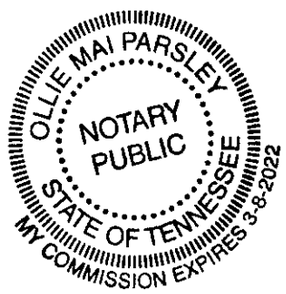
Bk 29



STATE OF TENNESSEE 21129
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF April, 2018

Notary Public Ollie Mai Parsley
MY COMMISSION EXPIRES: 3/ 8/2022

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 323 Emery Drive, Nashville, TN 37214-3113

NAME	ADDRESS
Address New Owner(s) as Follows: Jesse Lafser	Send Tax Bills To: New Owner
(Name) 1220 North 2nd Street	(Name)
(Street Address or Route Number) Nashville, TN 37207	(Street Address)
(City) (State) (Zip)	(City) (State) (Zip)

Map-Parcel Number(s): 07115032000

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, Michael W. Cothern, married HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jesse Lafser, unmarried 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 in Davidson County, Tennessee, being Lot No. 128 on the Map of Sharpe and Horn's Second Subdivision of the Lindsley Property in Northeast Nashville, of record in Book 161, page 53, Register's Office for said County.

Said Lot No. 128 fronts 50 feet on the westerly side of North Second Street and runs back between parallel lines, 145 feet to an alley in the rear.

BEING the same property conveyed to Michael W. Cothern by Warranty Deed from Andrew S. Wendell and wife, Dorothy C. Wenell (Dorthy C. Wendell), dated October 14, 1993, and filed on October 15, 1993, in Book 9116, page 297, said Register's Office.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record and all zoning regulations.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similiar statute.

This is improved property known as 1220 North 2nd Street, Nashville, TN 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, their heirs and assigns, forever; and we do covenant with the said GRANTEE 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 GRANTEE, 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 his/her/their hand(s) this 26th day of April, 2018.

Seller

Michael W. Cothern

Bill Garrett Davidson County
Batch# 85972 DEEDWARR
04/27/2018 03:03:11 PM 2 pgs
Fees: $13.00 Taxes: $906.50

20180427-0040029

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Ollie Mai Parsley, a Notary Public within and for the State and County aforesaid, the within named Michael W. Cothern, the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 26th day of April, 2018.

My commission expires 3/8/2022.

Notary Public: Ollie Mai Parsley

OLLIE MAI PARSLEY
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMMISSION EXPIRES 3-8-2022