# WARRANTY DEED

JM-KW-18-7733

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $269,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF APRIL, 2018.

Notary Public

MY COMMISSION EXPIRES: 01-06-2020
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Lisa A. Cohen** | **NEW OWNER** | |
| (NAME) | Bill Garrett Davidson County<br>Batch# 86681 **DEEDWARR**<br>05/01/2018 08:44:17 AM 2 pgs<br>Fees: $13.00 Taxes: $997.15 | **126-15-A-97.00CO** |
| **7733 Daniel Trace** | | |
| (ADDRESS) | 20180501-0040771 | |
| **Nashville, TN 37221** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **STACY SCISM, A MARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LISA A. COHEN, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 116 on the Plan of Boone Trace at Biltmore, Section Two, of record in Plat Book 9700, Pages 316 and 317, and as corrected by Surveyor's Certificate of Correction of record in Book 10995, Page 618, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Stacy Flankey, a single woman, by Warranty Deed from Susan K. Baumgartner, a single woman, recorded July 2, 2012 in Instrument No. 20120702-0057842, Register's Office for Davidson County, Tennessee.

**The said Stacy Flankey has since married and is now known as Stacy Scism.**

**The spouse of the grantor joins in the execution of this instrument for the purpose of conveying his marital interest, if any, in the subject property.**

This conveyance is subject to:

- All matters shown on the Plan of record in Book 9700, Pages 316 and 317, and corrected in Book 10995, Page 618, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 7265, page 657, Book 9342, page 312, Book 9735, page 931, Book 10032, page 813, Book 10306, page 817, Book 11455, page 443, Instrument No. 20000126-0008529, Instrument No. 20001211-0121618, Instrument No. 20010717-0075902 and Instrument No. 20011119-0126832, Register's Office for Davidson County, Tennessee
- Charter of HOA in Book 9607, page 534, Register's Office for Davidson County, Tennessee.
- Quitclaim Deed of Common Area to HOA in Instrument 20011119012683 1, Register's Office for Davidson County, Tennessee.
- Right of Way Easement to Viacom in Book 9665, page 420, Register' s Office for Davidson County, Tennessee.
- Easement to Tennessee Electric Power Co. in Book 751, page 396, Register's Office for Davidson County, Tennessee.
- Easement to Southern Bell Telephone & Telegraph Co. in Book 756, page 142, Register's Office for Davidson County, Tennessee.
- TVA Line Easement in Book 4207, page 514, Book 4207, page 555, Book 4225, page 587 and Book 4181, page 383, Register' s Office for Davidson County, Tennessee.
- Easement for Ingress & Egress in Book 5446, page 47 and Book 3462, page 445, Register' s Office for Davidson County, Tennessee.
- Drainage Easement in Book 3027, page 321 and Book 3027, page 261, Register' s Office for Davidson County, Tennessee.
- Deed to State of Tennessee in Book 8975, page 753, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7733 Daniel Trace, Nashville, Tennessee 37221**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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 the 25th DAY OF APRIL, 2018.

Stacy Scism

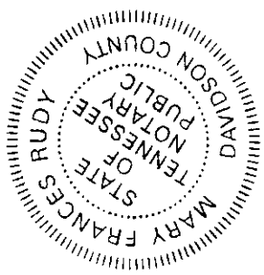
Eric Scism

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STACY SCISM, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th of April, 2018.

Notary Public
My Commission Expires: 1-3-22
(SEAL)

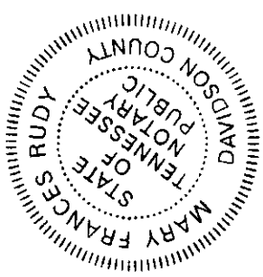



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ERIC SCISM, the within named bargainor, 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, this the 25th of April, 2018.

Notary Public
My Commission Expires: 1-3-22
(SEAL)




**RETURN TO:**
Rudy Title and Escrow, LLC
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Nashville, TN 37212