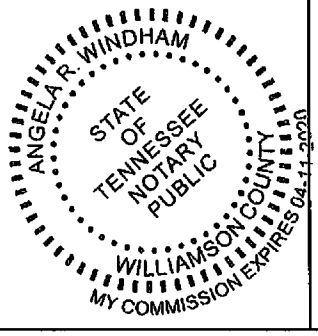
WARRANTY DEED



MST 2018-0466

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 DAY OF May, 2018.

Notary Public

MY COMMISSION EXPIRES: 4-11-2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ezra Cohen and Jillian Cohen	Inlanta Mortgage, Inc	147-15-0-013.00
(NAME)	(NAME)	
562 Highcrest Drive	W239N3490 Pewaukee Rd, Ste 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Pewaukee, WI 53072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Bill Garrett Davidson County
Batch# 90066 DEEDWARR
05/08/2018 10:53:30 AM 2 pgs
Fees: $13.00 Taxes: $1,017.50
20180508-0043946

FOR AND 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, WE, **Front Porch Properties, LLC,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ezra Cohen and Jillian Cohen, 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 in Davidson County, Tennessee, being Lot No. 52 on the Plan of Whispering Hills, Section I of record in Plat Book 2331, Page (s) 82 through 84, inclusive, in the 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 Front Porch Development, LLC, a Tennessee limited liability company by Warranty deed from Mary Beth Holt and husband, Randy L. Holt of record in Instrument No. 20040917-0112106 Register's Office for Davidson County, Tennessee, dated September 10, 2004 and recorded on September 17, 2004.

Being the same property conveyed to Spann Family Trust, a Land Trust (an executory Trust), W. White, as Trustee by Deed into Land Trust from Front Porch Development, LLC of record in Instrument No. 20041230-0154585 Register's Office for Davidson County, Tennessee, dated December 30, 2004 and recorded on December 30, 2004.

Being the same property conveyed to Front Porch Properties, LLC, a Tennessee limited liability company by Quitclaim deed from Spann Family Trust, a Land Trust, W. White, as Trustee of record in Instrument No. 20070103-0000917 Register's Office for Davidson County, Tennessee, dated December 13, 2006 and recorded on January 03, 2007.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2018, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 2331, Page (s) 82 through 84, inclusive, Register's Office for Davidson County, Tennessee. Restrictions of record in Book 2481, Page 499, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless

and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6087, Page 209, in the Register's Office for Davidson County, Tennessee.

This property, known as 562 Highcrest Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, 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 7TH DAY OF MAY, 2018.

Front Porch Properties, LLC

BY: Richard S. Wofford, Chief Manager

Richard S. Wofford, Chief Manager

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, personally appeared Richard S. Wofford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged himself/herself Sole Member of Front Porch Properties, LLC, a Tennessee limited liability company, the within named bargainor, a Tennessee limited liability company, and that Richard S Wofford, as Chief Manager being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the company, himself/herself, as Chief Manager of said limited liability company.

Witness my hand and official seal at office, this 7th day of May, 2018.

Notary Public

My commission expires: 5/27/2019

Amelia Swanson
State of Tennessee Notary Public
Williamson County

True Copy Certification

I, Yvette Meldrum, 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.

Yvette Meldrum
Signature

State of Tennessee
County of Williamson
Personally appeared before me, Angela R. Windham, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature
My Commission Expires 4-11-2020

ANGELA R. WINDHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 04-11-2020