WARRANTY DEED

Bill Garrett Davidson County
Batch# 104704 **DEEDWARR**
06/14/2018 12:50:26 PM 3 pgs
Fees: $18.00 Taxes: $3,237.50

20180614-0057287

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $875,000.00

Amy Duterle
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 12 DAY OF June, 2018.

R Walters
Notary Public

MY COMMISSION EXPIRES: 8.17.19

(AFFIX SEAL)

RENNA ANN WALTERS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
COLLINS LEGAL, PLC
414 Union Street
Suite 1110
Nashville, TN 37219

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elliot Cohen and Angelique Cohen	Elliot Cohen and Angelique Cohen	092-13-0-410
(NAME) 308 33rd Avenue North Nashville, TN 37209	(NAME) 308 33rd Avenue North Nashville, TN 37209	
(ADDRESS)	(ADDRESS)	

WARRANTY DEED

THIS INSTRUMENT, made and entered into this **June 12, 2018** by and between **Mindful Home Solutions** *("Grantor")* and **Elliot Cohen and Angelique Cohen** *("Grantee")*;

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of **EIGHT HUNDRED SEVENTY FIVE THOUSAND AND 00/100 ($875,000.00)** DOLLARS cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt and legal sufficiency of which are hereby acknowledged. I **Mindful Home Solutions**, hereinafter called Grantor, have bargained and sold, and by these presents do transfer and convey unto **Elliot Cohen and Angelique Cohen** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of TN, whose address is 308 33rd Avenue North, Nashville, TN 37209 and further described as follows to wit:

Lot 63, HORTENSE PLACE, as shown on plat of record in Plat Book 161, Page 167, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Said Lot No. 63 fronts 50 feet on the East side of 33rd Avenue North, formerly Barron Street, and back between parallel lines, 140 feet to an alley.

Being the same property conveyed to Frederick R. Stephens, by Warranty Deed from Howard Reams, of record in Instrument No. 20031230-0183971, in the Register's Office of Davidson County, Tennessee, dated December 16, 2003 and recorded on December 30, 2003.

Being the same property conveyed to Mindful Home Solutions, LLC, by Warranty Deed from Frederick R. Stephens, of record in Instrument No. 20170330-0031252, in the Register's Office of Davidson County, Tennessee, dated March 23, 2017 and recorded on March 30, 2017.

This conveyance is made subject to:

(1) Property taxes for the year 2018, a lien not yet due and payable, said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to Grantee who will be responsible for the payment of said taxes, and

(2) all applicable zoning ordinances, and

(3) all requirments found on the commitment.

TOGETHER WITH the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein.

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 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. Whenever used, the singular number 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 caused this instrument to be executed on the date first above written.

GRANTOR:

Mindful Home Solutions LLC, a Limited Liability Company

By: _____
Kelley Engels-Mayo, Managing Member
Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, **Kelley Engels-Mayo on behalf of Mindful Home Solutions**, with whom I am personally acquainted or who provided identification, and who upon oath executed the foregoing instrument for the purposes contained therein.

WITNESS my hand and seal this 12 day of June, 2018.

_____
NOTARY PUBLIC

My Commission expires: 01-03-2022

JAMI K. AVERWATER
TENNESSEE NOTARY PUBLIC
My Comm Exp. 01-03-2022
COUNTY OF DAVIDSON

Return To:

MAGNOLIA TITLE & ESCROW
1104 Fatherland Street
NASHVILLE, TN 37206