Bill Garrett Davidson County
Batch# 111393 DEEDWARR
07/02/2018 11:04:11 AM 2 pgs
Fees: $13.00 Taxes: $732.60

20180702-0063796

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $198,000.00

Affiant

Subscribed and sworn to before me, this 28th day of June, 2018.

Notary Public

My commission expires: 9.16.2020

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Andrew Waggoner Cohen	Peoples Home Equity	**095050B17100CO**
2120 Lebanon Pike	8351 E Walker Springs Ln Ste 200	
Nashville, TN 37210	Knoxville, TN 37923	

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 ACKNOWLEDGE, WE,

Stephen DePra, Jr., unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Andrew Waggoner Cohen

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 Unit No. 55 on the Master Deed of Easthaven Townhomes, a Planned Unit Development of record in Instrument No. 20010806-0083543, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to Charter of Incorporation of Easthaven Townhomes Owners Association, Inc., of record in Instrument No. 20020709-0082356, said Register's Office

Restrictions of record in Instrument No. 20010806-0083543, amended in Instrument No. 20020709-0082357, and Instrument No. 20030425-0055753, Instrument No. 20031007-0147961, and Instrument No. 20040419-0043570, said Register's Office.

Easements of record in Instrument No. 20040319-0031672, Instrument No. 20031007-0147962, said Register's Office.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 2120 Lebanon Pike, Nashville, TN 37210.

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 in 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.

Stephen DePra, Jr. Date: 6-27-18
Stephen DePra, Jr.

_____ Date: _____

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Stephen DePra, Jr., the within named Grantor(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, at office, this 27th day of June, 2018.

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: NOV 0 8 2021