Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B18-2220

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 6th day of November, 2018

Notary Public

Commission Expires: 9/6/22

SUSAN L HEINRICH ★ NOTARY PUBLIC ★ COUNTY OF DAVIDSON ★ STATE OF TENNESSEE

Karen Y Johnson Davidson County
Batch# 156717 DEEDWARR
11/05/2018 11:18:29 AM 2 pgs
Fees: $13.00 Taxes: $869.50
20181105-0109472

Address of New Owner	Send Tax Bills To:	Map & Parcel
Linda T. Derrick and James S. Derrick 971 Todd Preis Drive Nashville, TN 37221	New Owner	142-05-0D-064.00-C

WARRANTY DEED

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 Edward Cohen, devisee under the Last Will and Testmanment of Stanley Cohen, Deceased

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

James S. Derrick and Linda T. Derrick, 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 Unit No. K-401 on the Plan of River Plantation, Section Four, Condominium Apartments, of record in Book 4860, Pages 17, 18 and 19, amended in Book 4860, Pages 107 thru 109, together with the Carport designated No. K-401-C as shown in and described by the Master Deed establishing Horizontal Property Regime with respect to River Plantation, Section Four, Condominium, Book 4592, Page 440, amended in Book 4956, Page 756, and Instrument No. 20050128-0010626, 20050602-0062760, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Stanley Cohen and wife, Fannye Cohen by Warranty deed from Kenyen Johnson and wife, Madelyn C. Johnson of record in Book 8717, page 914, Register's Office for Davidson County, Tennessee, dated August 31, 1992 and recorded on September 01, 1992. Will of Stanley Cohen in Instrument No. 20090126-0006447 and Estate of Fannye Oast Cohen #05P314.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 971 Todd Preis Drive, Nashville, TN 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 GRANTEES, their heirs and assigns forever; and we so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 6th day of November, 2018.

Michael Cohen

Michael Cohen

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Michael Cohen** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 6th day of November, to2018.

Notary Public
My Commission Expires: 9/6/22

