| | |
|---|---|
| **Box 10-B**<br><br>Karen Johnson Davidson County<br>Batch# 201434 **DEEDWARR**<br>03/04/2019 11:24:04 AM 3 pgs<br>Fees: $18.00 Taxes: $107.30<br>20190304-0019468 | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$29,000.00**<br><br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF FEBRUARY, 2019.<br><br>Notary Public<br>MY COMMISSION EXPIRES: **MAY 2, 2022**<br>(AFFIX SEAL) |

LEE A. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

**THIS INSTRUMENT WAS PREPARED BY**
**COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **DOUG COX AND WIFE, GRETCHEN COX** | **SAME** | **002-00-0-045.00 SI 001 & SI 002** |
| (NAME)<br>**807 3RD AVE., NORTH** | (NAME) | |
| (ADDRESS)<br>**NASHVILLE, TN 37201** | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

## *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, GAY LEVINE EISEN, EXECUTRIX OF THE ESTATE OF MORRIS LEVINE,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DOUG COX AND WIFE, GRETCHEN COX,** 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:

**A PARCEL OF LAND IN THE 10TH CIVIL DISTRICT OF DAVIDSON COUNTY NEAR RIDGETOP, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING AT POINT IN THE NORTH RIGHT OF WAY OF EAST END ROAD, BEING 860 FEET EAST MORE OR LESS FROM THE INTERSECTION OF HIGHWAY 41 AND EAST END ROAD.**
**THENCE S 70°32'53" W 101.0 FEET, TO A POINT, THENCE N 4°50'39" W 316.1 FEET, TO A POINT, THENCE N 2°01'47" W 139.5 FEET, TO A POINT, THENCE S 82°57'47" E 111.4 FEET, TO A POINT, THENCE S 2°17'12" E 403.9 FEET, TO THE POINT OF BEGINNING. CONTAINING APPROXIMATELY 1.04 ACRES, MORE OR LESS, AS SHOWN ON SURVEY OF PATRICK S. COODE, TN RLS#855, PATRICK COODE AND COMPANY, LLC, 144 SPRING VALLEY ROAD, NASHVILLE, TN 37214, DATED FEBRUARY 5, 2019, BEARING FILE NO. 219-012.**

**BEING THE SAME PROPERTY CONVEYED TO MORRIS LEVINE BY FINAL DECREE CONFIRMING SALE OF RECORD IN BOOK 5614, PAGE 513, SAID REGISTER'S OFFICE. MORRIS LEVINE DIED TESTATE, ON OR ABOUT, DECEMBER 4, 2001. THE WILL OF MORRIS LEVINE OF RECORD IN DOCKET NO. 01P-1971, CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE, PROBATE DIVISION, APPOINTED GAY LEVINE EISEN AS EXECUTRIX WITH POWER OF SALE.**

This conveyance is subject to any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

Unimproved ( X )
This is improved( ) property, known as **131 EAST END ROAD, GOODLETTSVILLE, TN 37072**
(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; 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 hand this 28th day of February, 2019.

Gay Levine Eisen
Executrix of the Estate of Morris Levine

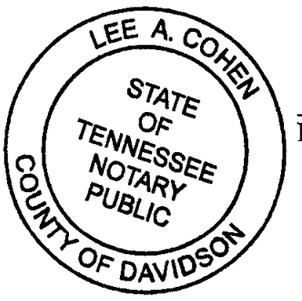
**Gay Levine Eisen, Executrix of the Estate of Morris Levine**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Gay Levine Eisen, Executrix of the Estate of Morris Levine,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 28th day of February, 2019.

My Commission Expires: **May 2, 2022**




Lee A. Cohen
Notary Public

## NOTES:

1. THIS SURVEY MEETS OR EXCEEDS THE REQUIREMENTS OF A CATEGORY I URBAN AND SUBDIVISION LAND SURVEY, AS PER THE STANDARDS OF PRACTICE, AS REVISED AND ADOPTED BY THE BOARD OF EXAMINERS FOR LAND SURVEYORS, STATE OF TENNESSEE, (EFFECTIVE JANUARY 4, 1992)
2. THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1:15000 OR DOES NOT EXCEED 1/10 OF A FOOT OF POSITION ERROR AT ANY CORNER.
3. BEARING SYSTEM IS DERIVED FROM BOOK 5614, PAGE 513, R.O.D.C.
4. NUMBERS SHOWN THUS (00) PERTAIN TO DAVIDSON COUNTY PROPERTY TAX MAP NUMBER 2.
5. PROPERTY SUBJECT TO ANY AND ALL FINDINGS OF A CURRENT AND ACCURATE TITLE SEARCH. NO TITLE REPORT FURNISHED TO SURVEYOR PRIOR TO SURVEY.
6. IN TENNESSEE IT IS A REQUIREMENT OF THE "UNDERGROUND UTILITY DAMAGE PREVENT ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNER(S), NO LESS THAN (3) NOR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TOAVOID ANY HAZARD OR CONFLICT.

* UTILITIES NOT CHECKED. TENNESSEE ONE CALL 1-800-351-1111

# PROPERTY SURVEY

FOR

# GAY LEVINE

LOCATED
131 EAST END ROAD
GOODLETTSVILLE, TENNESSEE 37072
DATE: FEBRUARY 5, 2019
SCALE: 1"=40'
FILE NO. 219-012

SHOWING
LAND IN DAVIDSON COUNTY, BEING PART OF
**EMMA JONES**
WILL BOOK 93, PAGE 397
REGISTER'S OFFICE FOR DAVIDSON COUNTY

© PATRICK COODE

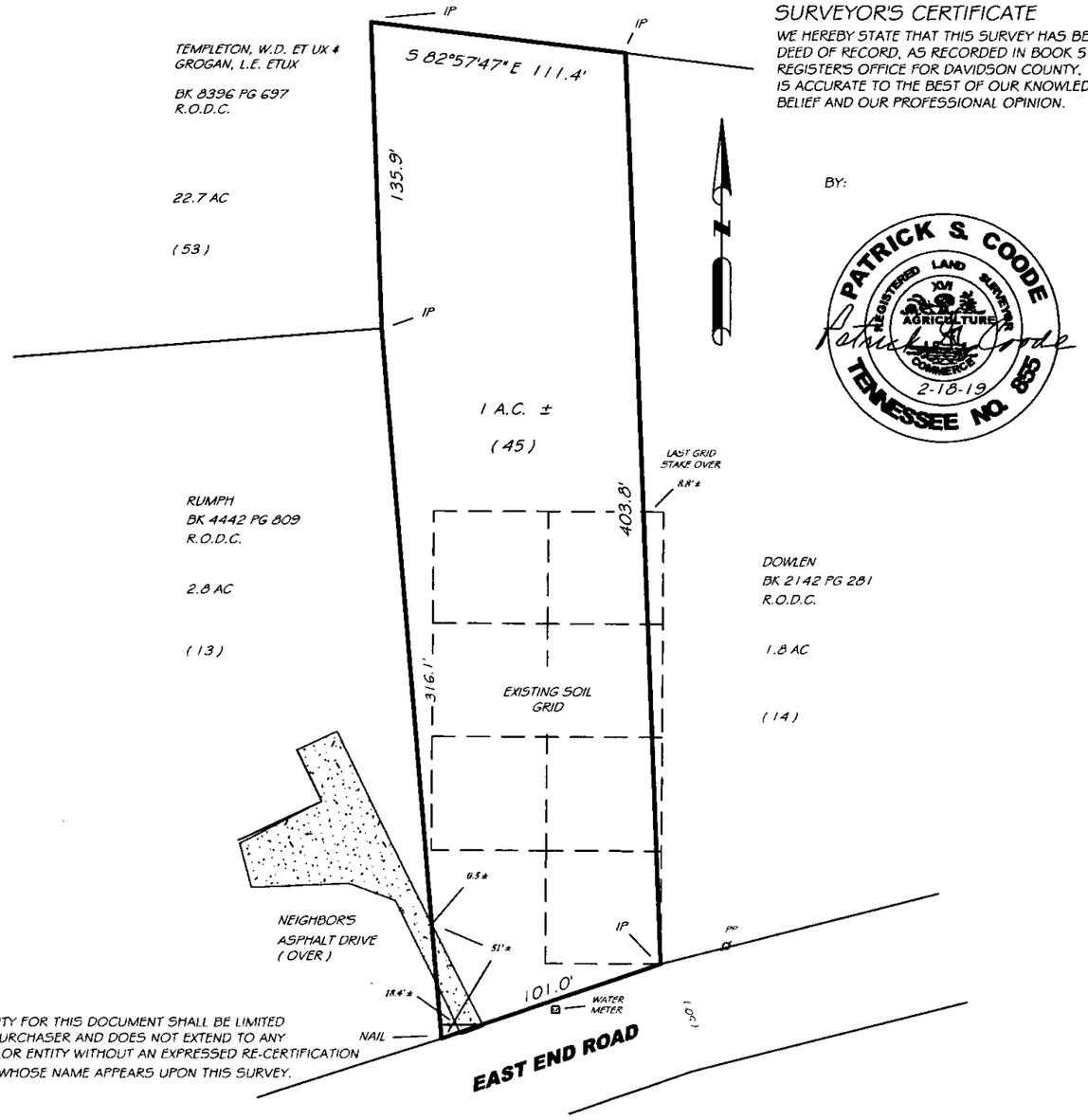
## LEGEND

- PROPERTY LINE
- (P.U.& D.E.) PUBLIC UTILITY EASEMENT
- (M.B.S.L.) MINIMUM BUILDING SETBACK LINE
- —x—x—x—x— FENCE LINE
- IRON PIN (OLD)
- IRON PIN (NEW)
- FIRE HYDRANT
- POWER POLE
- GAS METER
- WATER VALVE
- MAN HOLE
- DROP INLET

SCALE 1"=40'

20 0 40 80

PATRICK COODE AND COMPANY, LLC
144 SPRING VALLEY ROAD - NASHVILLE, TENNESSEE 37214
EMAIL: PSCOODE@COMCAST.NET PH: 615 974-1814 FX: 615 739 6484




## SURVEYOR'S CERTIFICATE

WE HEREBY STATE THAT THIS SURVEY HAS BEEN MADE USING THE DEED OF RECORD, AS RECORDED IN BOOK 5614, PAGE 513, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; AND IS ACCURATE TO THE BEST OF OUR KNOWLEDGE, INFORMATION, BELIEF AND OUR PROFESSIONAL OPINION.

BY:

PATRICK S. COODE
REGISTERED LAND SURVEYOR
AGRICULTURE
COMMERCE
Patrick Coode
2-18-19
TENNESSEE NO. 855

SURVEYORS LIABILITY FOR THIS DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITY WITHOUT AN EXPRESSED RE-CERTIFICATION BY THE SURVEYOR WHOSE NAME APPEARS UPON THIS SURVEY.