Karen Johnson Davidson County
Batch# 207465 DEEDWARR
03/19/2019 09:58:30 AM 3 pgs
Fees: $18.00 Taxes: $1,642.80
20190319-0024777

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190219222**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: ~~$444,000.00~~. Affiant Subscribed and sworn to before me, this 15th day of March, 2019. Notary Public My Commission Expires: 9/29/21

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MICHELLE W. LOCKE

WARRANTY DEED

Address New Owner: Joshua Samuel Cohen and Sally Elizabeth Cohen, 6528 Buttercup Drive Nashville TN 37221	Send Tax Bills To: ~~New Owner~~ US Bank 4801 Frederica St. Owensboro, KY 42301	Tax Information: Tax Parcel ID No. 155-16-0A-375.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Paul J. Hunt and Tina Payne Hunt, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Joshua Samuel Cohen and Sally Elizabeth Cohen, husband and wife,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 375 on the Plan of Traceside Section 11, a Planned Unit Development, Plat as shown in Instrument No. 20000922-0094523, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Paul J. Hunt and wife, Tina Payne Hunt by Warranty Deed from Tim W. Morris, an unmarried man, recorded on the 3rd day of February, 2003 in Instrument No. 20030203-0014184, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 11700, Page(s) 59-61 and Instrument No. 20000922-0094253.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 9236, Page 504, Amended in Book 9435, Page 493, Book 9677, Page 675, Instrument Nos. 20020111-0004996 and 20020116-0006610.

Easement for Landscape, Drainage & Utility, recorded in Book 9667, Page 848, re-recorded in Book 9669, Page 572.

Easement for Landscape Agreement, recorded in Book 10355, Page 859.

Easement for Sewer Line, recorded in Book 11564, Page 887.

Notice recorded at Instrument No. 20001114-0112667.

Conveyance for Open Space recorded at Instrument No. 20010221-0016218.

This is improved property located at 6528 Buttercup Drive Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 executed this instrument on this 15th day of March, 2019.

Paul J. Hunt

Tina Payne Hunt

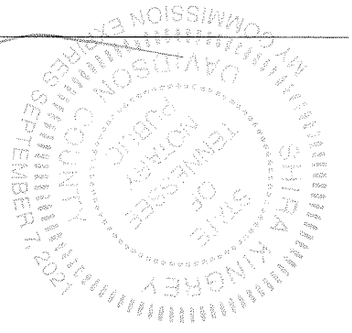
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Paul J. Hunt and Tina Payne Hunt, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of March, 2019.

Notary Public

My Commission Expires: _____



True Copy Certification

I, Michelle W. Locke, do hereby make oath that I am 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.

Michelle W Locke
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Amber Roberts, a notary public for this county and state, Michelle W. Locke, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Amber Roberts
Notary Public

AMBER ROBERTS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO. TN

My Commission Expires: 8/29/20