Karen Johnson Davidson County
Batch# 249072 DEEDWARR
06/26/2019 12:39:30 PM 2 pgs
Fees: $13.00 Taxes: $886.15
20190626-0061992

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$239,500.00**

Cari N. Cohen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 17 DAY OF JUNE, 2019.

Lee A. Cohen
Notary Public

MY COMMISSION EXPIRES: **MAY 2, 2022**

(AFFIX SEAL)

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
NATALIE MARIE FIGLIO	Ameris Bank	**142-07-0D-227.00-CO**
(NAME)	(NAME)	
227 WYNBROOK COURT	1800 Parkway Place, Suite 820	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37221	Marietta GA 30067	
(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 GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, CARI N. COHEN, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NATALIE MARIE FIGLIO, SINGLE WOMAN,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium in Davidson County, Tennessee, being Unit No. 227 of the Wynbrook Condominiums, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of Wynbrook Condominiums, of record in Book 7285, Page 918, as amended in Book 7507, Page 271, in the Register's Office of Davidson County, Tennessee, including with limitation the By-Laws appended thereto, of record in Book 7285, Page 957, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Wynbrook Condominiums, for placement of Units as set out on Exhibit "A" to the Master Deed of record in Book 7285, Page 918 and Exhibit "C" to the Amendment to Master Deed of record in Book 7507, Page 271, said Register's Office for a more complete identification and description of such Unit.

Being the same property conveyed to Cari N. Cohen, unmarried, from Beatriz Andrea Solorzano, an unmarried woman, by deed dated January 28, 2016, of record in Instrument No. 20160129-0008921, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Plat Book 7900, Page 177; Declaration of Covenants, Conditions, Liens, Easements, By-Laws, and Restrictions contained in the Master Deed of record in Book 7285, Page 918, as amended in Book 7507, Page 271, and Instrument No. 20070604-0066335; Charter of record in Book 7299, Page 920; and 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 ( )
This is improved(X) property, known as **227 WYNBROOK COURT, NASHVILLE, TN 37221**
(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, 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.

Witness my hand this 14 day of June, 2019.

Cari N. Cohen

CARI N. COHEN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Cari N. Cohen,** 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 14 day of June, 2019.

My commission expires: **May 2, 2022**

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

Lee A. Cohen

Notary Public

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or 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.

Penny Y. Ray

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Christie Perry

My Commission Expires: 7/22/2022

Notary Seal (if on paper)