Karen Johnson Davidson County
Batch# 253055 DEEDWARR
07/05/2019 10:38:31 AM 2 pgs
Fees: $13.00 Taxes: $1,313.50
20190705-0065694

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	STATE OF TENNESSEE COUNTY OF Davidson
L. DYKE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN (Notary Stamp)	The actual consideration or value, whichever is greater, for this transfer is $955,000.00. Giulia L McPherson Affiant Subscribed and sworn to before me, this 3rd day of July, 2019. Notary Public My commission expires: 5/3/2021

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
415 Main Street, Franklin, TN 37064

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Lewis McPherson and Giulia McPherson	SAME	155-08-0E-070.00-CO
7440 Kreitner Dr.		
Nashville, TN 37221		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Joshua Cohen and Sally Cohen, husband and wife

(hereinafter called the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto

Lewis P. McPherson and Giulia L. McPherson, husband and wife

(hereinafter called the "Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 47 on the Plan of Resubdivision Bellevue Highlands, Phase 2, of record in Instrument No. 20010202-0010403, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Joshua Cohen and Sally Cohen, husband and wife by Warranty Deed from Peter Martinez and wife, Katie Martinez F/K/A Katie Swertfager, of record in Instrument No. 20140207-0010880, Register's Office for Davidson County, Tennessee, dated January 30, 2014 and recorded on February 07, 2014.

This is **improved** property known as **7440 Kreitner Dr., Nashville, TN 37221.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

GRANTORS COVENANT with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantees.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their 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.

IN WITNESS WHEREOF the Grantors have hereunto executed this instrument on this the 3rd day of July, 2019.

Joshua Cohen

Sally Cohen

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Joshua Cohen and Sally Cohen, the bargainor(s), 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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 3rd day of July, 2019.

Notary Public
My Commission Expires: 05/01/2021

KEITH H. SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

SolomonParks File No. 19-000309-525