Karen Johnson Davidson County
Batch# 263616 DEEDWARR
07/29/2019 02:58:30 PM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20190729-0074539

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$280,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 26TH DAY OF JULY, 2019.

Notary Public

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

(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
OAK PROPERTY LLC	**SAME**	**091-06-0-343.00**
(NAME) **864 KIRKWOOD AVENUE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37204**	(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 GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, GAY LISA LEVINE EISEN, MARRIED, FORMERLY KNOWN AS GAY LISA LEVINE,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **OAK PROPERTY LLC, AN ALABAMA LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS 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 Lot No. 2 on the Plan of Levine-Cohen Properties, as of record in Book 5200, Page 561, Register's Office for said County, described as follows:

Beginning on the easterly margin of 55th Avenue at the common corner of Lots 1 and 2; thence with the line between said two lots, N 87° 26' 30'' E 85 feet to a point; thence N 2° 33' 30'' W 75 feet to a point in the southerly margin of a 25 foot alley; thence with the southerly margin of said alley, S 87° 26' 30'' W 65 feet to the beginning of a curve; thence around said curve having a radius of 20 feet, southwesterly 31.42 feet to the easterly margin of 55th Avenue; thence with the margin of the same S 2° 33' 30'' E 55 feet to the point of beginning.

BEING FURTHER DESCRIBED AS: Land in Davidson County, Tennessee, being Unit(s) A and B on the Horizontal Property Regime for Homes at 1304 55th, as recorded in the Declaration of Covenants, Conditions and Restrictions for Homes at 1304 55th of record in Instrument No. 20190723-0072376, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Declaration.

Being the same property conveyed to Gay Lisa Levine and David Cohen from Earl Carlton Sutton, Jr, and wife, Sandra B. Sutton, by deed dated August 10, 1983, of record in Book 6113, Page 800, said Register's Office. Being further conveyed to Gay Lisa Levine from Trina Scarpetti, Trustee, by Quitclaim Deed dated October 14, 1985, of record in Book 6684, Page 501, said Register's Office.

The said Gay Lisa Levine has since married and is now known as Gay Lisa Levine Eisen.

****THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR.****

This conveyance is subject to matters shown on the plan of record in Book 5200, Page 561; Declaration of Covenants, Conditions and restrictions for Homes at 1304 55th of record in Instrument No. 20190723-0072376; 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 **1304-1306 55TH AVE. NORTH, NASHVILLE, TN 37209**
(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 26th day of July, 2019.

GAY LISA LEVINE EISEN

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 **Gay Lisa Levine Eisen,** 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 26th day of July, 2019.

My commission expires: **Mav 2. 2022**

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

Notary Public

ELECTRONIC CERTIFICATION PAGE

I, Andrew Mitchell, do hereby make oath that I am a licensed attorney and/or 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.

Signature

State of TN
County of Rutherford

Personally appeared before me, Nicholas Howell, a notary public for this county and state, Andrew Mitchell, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 11-17-19

