WARRANTY DEED

Karen Johnson Davidson County
Batch# 267501 DEEDWARR
08/06/2019 03:49:34 PM 2 pgs
Fees: $13.00 Taxes: $1,850.00

20190806-0078213

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2022

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JULY, 2019.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

File No.: ALW-19-4400C-SALE

THIS INSTRUMENT WAS PREPARED BY
COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alex Jospin Cohn, unmarried man	CAPSTAR BANK	091-12-0-349.00
(NAME)	(NAME)	
4400 C GEORGIA AVENUE	2002 RICHARD JONES RD #300A	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37209	NASHVILLE, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **MUSTARDSEED LIVING, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **ALEX JOSPIN COHN, UNMARRIED MAN**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

AJC

Land in Davidson County, Tennessee, being Lot No. 305 of Block 40, on the Map of Plan No. 1, West Nashville, Tennessee, as of record in Book 57, Pages 74 and 75, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being part of the same property conveyed by Warranty Deed from Ferguson Revocable Living Trust to Mustard Seed Living, LLC, as recorded on the 4th day of April, 2018, in Instrument No. 20180404-0031740, in the Register's Office of Davidson County, Tennessee. Subject property having been further conveyed by Quitclaim Deed for Separation of Tax Parcels from Mustard Seed Living, LLC, a Tennessee limited liability company to Mustard Seed Living, LLC, a Tennessee limited liability company, as recorded on the 15th day of June, 2018 in Instrument No. 20180615-0057828, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 4400 C GEORGIA AVENUE, NASHVILLE, TN 37209
(House Number) (Street) (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 GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 31st day of July, 2019.

MUSTARDSEED LIVING, LLC

BY: DAJUANA TORAN
ITS: MEMEBR

STATE OF Tennessee
COUNTY OF Davidson

On this the 31st day of July, 2019, before me personally appeared DAJUANA TORAN, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the MEMBER of MUSTARDSEED LIVING, LLC, the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 31st day of July, 2019.

Notary Public
My Commission Expires: 5/5/20



RETURN TO:

COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210
(615)515-7171