WARRANTY DEED

Karen Johnson Davidson County
Batch# 282162 DEEDWARR
09/06/2019 01:23:30 PM 3 pgs
Fees: $18.00 Taxes: $629.00
20190906-0090211

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF SEPTEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 11/8/22

(AFFIX SEAL)

J-MK-19-715

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Marcus Kurth **Christen Paige**	**SAME AS NEW OWNER**	
(NAME) 802 S 18th St. ~~XXXXXXXXXX~~	(NAME)	**94-1-415.00**
(ADDRESS) **Nashville, TN 37206**	(ADDRESS)	
(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 consideration, the receipt of which is hereby acknowledged, **JUDY ANN COTHRAN, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARCUS KURTH AND CHRISTEN PAIGE, TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being Lot No. 85 on the Plan of Shelby Village, No. Two, of record in Book 1835, Page 48, Register' s Office, Davidson County, Tennessee.

Beginning on the northeasterly margin of South 15th Street, at the corner of Lot Nos. 85 and 86; thence with said Street, southeastwardly 80.6 feet to the beginning of a curve, thence around said curve with a radius of 20.02 feet, southeastwardly 33.8 feet to the northwesterly margin of Electric Avenue, thence with said Avenue, northeastwardly 60 feet to the corner of Lot Nos. 84 and 85; thence with the line between said two lots, northwestwardly 95 feet to a common corner of Lot Nos. 84, 85 and 86; southwestwardly 71.9 feet to the beginning.

Being the same property conveyed to Jere L. Wright and M.L. Barrett by Warranty Deed from Ed Hodge and wife, Evelyn M. Hodge of record in Book 4521, page 609, Register's Office for Davidson County, Tennessee, dated July 23, 1971 and recorded on July 30, 1971.

Being the same property conveyed to Rachel S. Barrett by Warranty Deed from Jere L. Wright, a one half undivided interest, of record in Book 5172, Page 514, Register's Office for Davidson County, Tennessee, dated July 14, 1977 and recorded on July 19, 1977.

M.L. Barrett still owned one-half interest in this property individually. He died intestate November 4, 2003 and a Petition to Open Intestate Estate and Issue Letters of Administration was entered at Docket No. 16P-1530 naming M. Lee Barrett, Jr. and Nancy Nelms as the beneficiaries of his estate. Affidavit's of Heirship conveying said property to Judy Ann Cothran (daughter), M. Lee Barrett, Jr.(son), Nancy Nelms aka Nancy Nelms Gannon (Daughter) and Rachel Frances Barrett aka Rachel S. Barrett (wife) of record in Instrument No. 20190906009020 7 & 20190906009020 8, Register's Office for Davidson County, Tennessee.

Being the same property conevyed to Malcolm L. Barrett, Sr. and wife, Rachel S. Barrett, Trustees U/A/D May 30, 1996, of the Barrett Joint Revocable Trust by Quitclaim deed from Rachel S. Barrett, individually of record in Book 10103, page 275, Register's Office for Davidson County, Tennessee, dated June 19, 1996 and recorded on June 28, 1996.

Both Trustees are deceased and the Trust Agreement appointed M. Lee Barrett, Jr. as Successor Trustee.

Being a portion of the same property conveyed to Judy Ann Cothran by Quitclaim Deed from M. Lee Barrett, Jr., Successor Trustee of the Barrett Joint Revocable Trust Agreement U/A/D May 30, 1996, recorded September 11, 2013 in Instrument No. 20130911-0096040, Register's Office for Davidson County, Tennessee.

Being the same property conveyed by M. Lee Barrett, Jr., married and Nancy Nelms Gannon, married, and Judy Ann Cothran, an unmarried woman to Judy Ann Cothran, an unmarried woman by Quitclaim Deed as of record in Instrument No. 201909060090209, Register's Office for Davidson County, Tennessee.

**Said property is not the primary residence of the Grantors.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Book 1835, Page 48, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2015, Page 639, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Subject to Right of Way of Electric Avenue.
- Subject to 2019 property taxes and all subsequent years.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **715 S 15th Street, Nashville, Tennessee 37206**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), 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 the 3rd DAY OF SEPTEMBER, 2019.

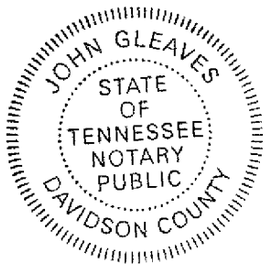
Judy Ann Cothran by Patricia Parsons, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PATRICIA PARSONS , to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JUDY ANN COTHRAN, and who acknowledged he/she/they executed the same as the free act and deed of the said JUDY ANN COTHRAN.

Witness my hand and official seal, this the 3rd of September, 2019.

Notary Public
My Commission Expires: 1-3-22
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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 Tennessee
County of Davidson

Personally appeared before me, Sandy Balent, a notary public for this county and
Notary's Name

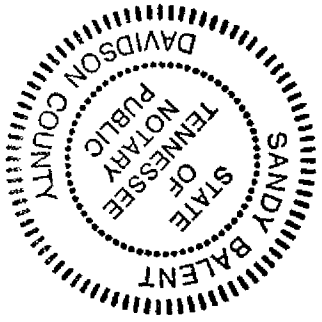
state, Steven Disser, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: 11-5-19

NOTARY'S SEAL



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).