PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
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Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

Karen Johnson Davidson County
Batch# 290979 DEEDWARR
09/25/2019 02:32:49 PM 5 pgs
Fees: $28.00 Taxes: $166.50
20190925-0097553

W & I Ref: (DM) Title No.: 60694

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Howard R. Cohen Sanford I. Cohen Maria E. Cohen 709 Oak Hill Drive Harrisonburg, VA 22801	NEW OWNER

TAX MAP PARCEL NUMBERS: 08115049600, 08115049700, and 08115049800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$45,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Harris A. Gilbert, The Estate of Morris Levine, Pauline Gilbert Bader, Charles Gilbert Jr., Harris Norman Gilbert, and Jennifer Lee Gilbert**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Howard R. Cohen, Sanford I. Cohen, and Maria E. Cohen** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

TRACT I: Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Bransford Realty Company's Subdivision of Lot No. 1 and Lot No. 3 and part of Lot No. 2 of the James Hamilton Tract of record in Book 332, page 166, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

TRACT II: Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Bransford Realty Company's Subdivision of Lots No. 1 and 3 and part of Lot No. 2 of the James Hamilton Tract of record in Book 332, page 166, Register's Office for said County, to which Plan reference is hereby made for a more complete description. Included in the above description but excluded therefrom is that portion of subject property conveyed to The State of Tennessee by Warranty Deed of record in Book 4232, page 924, said Register's Office, described as follows: Beginning at a point on the northerly margin of Scovel Street, said point being the common corner of Lots 17 and 18 in the Bransford Realty Company's Subdivision or Lots 1 and 3 and Part of Lot No. 2 of the James Hamilton Tract, recorded in Book 332, page 166, Register's Office for Davidson County, Tennessee; thence with the northerly margin of Scovel Street and the southerly boundary of said Lot No. 17, N 73 deg 30'29" E 36 feet to a point, said point being the common corner of said Lot No. 17 and Lot No. 16 on the aforesaid subdivision; thence along the common line between said Lot Nos. 16 and 17, N 16 deg. 54'53" W 20.31 feet to a point; thence with a line of severance (being the Controlled Access Right-of-Way Line), S 43 deg. 58'46" W 41.20 feet to the point of beginning.

TRACT III: Land in Davidson County, Tennessee being the westerly 2 feet of Lot No. 16 on the map of Bransford Realty Company's Subdivision of Lot No. 1 and No. 3 and part of No. 2 of record in Book 332, page 166, Register's Office for said County. Said part of Lot 16 fronts 2 feet on the northerly side of Scovel Street and runs back between parallel lines 152.8 feet, more or less, to an alley. Included in the above description, but excluded thereform, is that portion of subject property conveyed to the State of Tennessee by Warranty Deed of record in Book 4230, page 41, described as follows: Beginning at a point on the northerly margin of Scovel Street, said point being the common corner of Lots Nos. 16 and 17 on the Map of Bransford Realty Company's Subdivision of certain lots of the James Hamilton Tract, as of record in Book 332, page 166, Register's Office for Davidson County, Tennessee; thence along the common line between said Lots Nos. 16 and 17, N 16 deg 54 min 53 sec W, 20.31 feet to a point; thence with a line of severance (being the Controlled Access Right-of-Way Line of Interstate Route I-265) N 43 deg 58 min 46 sec E 2.29 feet to a point; thence on a line being parallel to the aforesaid common line between Lots Nos. 16 and 17, S 16 deg 54 min 53 sec E 21.44 feet to a point on the northerly margin of Scovel Street, thence with the northerly margin of said Scovel Street and the southerly boundary of said Lot 16, S 73 deg 30 min 29 sec W, 2 feet to the point of beginning, containing 42 square feet.

TRACT I: Being the same property conveyed to T.J. Clinisson and wife, Mary Clinisson by Deed from Bransford Realty Company, dated December 11, 1914 and record in September 7, 1917 of record in Book 499, page 106. Register's Office for Davidson County and being the same property conveyed to Morris Levine, Leon Gilbert and Jack J. Cohen and wife Bessie, by Final Decree confirming Sale of the Chancery Court, Part 1, Davidson County, Tennessee, dated October 3, 1980, a certified copy of which was recorded July 15, 1981 of record in Book 5770, page 458, Register's Office for Davidson County, Tennessee. Morris Levine died testate his will is probated under docket number 01P1971, Seventh Circuit Court for Davidson County, Tennessee, his estate is still open. Gay Levine Eisen was appointed Executrix of the Estate of Morris Levine and was granted and has full authority and power to sell, transfer and convey real property. Leon Gilbert died testate and his will is probated under docket number 70926, Seventh Circuit Court for Davidson County, Tennessee, leaving as his beneficiaries under the trust established by said will, Pauline Gilbert Bader, Charles Gilbert, Jr., Harris Norman Gilbert and Jennifer Lee Gilbert. The said Jack J. Cohen died intestate on June 25, 1988, leaving Bessie D. Cohen and Howard Cohen as his heirs-at-law. The said Bessie D. Cohen died testate on March 21, 1994. Her will is probated under docket number 94P488, Seventh Circuit for Davidson County, Tennessee, leaving Howard Cohen, Stanford Cohen and Maria Cohen as her beneficiaries. Maria E. Cohen and Maria Cohen are one and the same person. Harris N. Gilbert and Harris Norman Gilbert are one and the same person. Jennifer Lee Gilbert and Jennifer Gilbert are one and the same person.

TRACT II: Being the same property conveyed to J.T. Cox by deed from Bransford Realty Company, dated September 21, 1918 and recorded on October 21, 1918 of record in Book 499, page 349, Register's Office for Davidson County, Tennessee. The Will of Thomas J. Cox, probated May 19, 1926 of record in Will Book 43, page 165 in the Seventh Circuit Court, for Davidson County, Tennessee, Probate Division, devised subject property to Mary C. Clinisson and being the same property conveyed to Leon Gilbert, Morris Levine and Jack J. and Bessie Cohen by Final Decree Confirming Sale, recorded on May 19, 1981 of record in Book 5747, page 55 and recorded July 15, 1981 of record in Book 5770, page 453, said Register's Office. Morris Levine died testate his will is probated under docket Number 01P1971, Seventh Circuit Court for Davidson County, Tennessee, his estate is still open. Gay Levine Eisen was appointed Executrix of the Estate of Morris Levine and was granted and has full authority and power to sell, transfer and convey real property. Leon Gilbert died testate and his will is probated under docket number 70926, Seventh Circuit Court for Davidson County, Tennessee, leaving as his beneficiaries under the trust established by said will, Pauline Gilbert Bader, Charles Gilbert, Jr., Harris Norman Gilbert and Jennifer Lee Gilbert. The said Jack J. Cohen died intestate on June 25, 1988, leaving Bessie D. Cohen and Howard Cohen as his heirs-at-law. The said Bessie D. Cohen died testate on March 21, 1994. Her will is probated under docket number 94P488, Seventh Circuit for Davidson County, Tennessee, leaving Howard Cohen, Stanford Cohen and Maria Cohen as her beneficiaries. Maria E. Cohen and Maria Cohen are one and the same person. Harris N. Gilbert and Harris Norman Gilbert are one and the same person. Jennifer Lee Gilbert and Jennifer Gilbert are one and the same person.

TRACT III: Being part of the same property conveyed to James C. Summers, Trustee by Warranty Deed from Homer McEwen and wife, Ella Mai McEwen , dated February 3, 1960, and recorded on February 8, 1960, of record in Book 3028, page 41, Register's Office for Davidson County, Tennessee. By Final Decree Confirming Sale recorded April 3, 1979, of record in Book 5413, page 562, said Register's Office subject property was vested in The Metropolitan Government of Nashville and Davidson County. Subject property was conveyed to Harris Gilbert by deed from the Metropolitan Government of Nashville and Davidson County, Tennessee, with a sale date of March 6, 1992, per the Assessor of Property for Nashville and Davidson County, Tennessee. Said deed to subject property was not recorded in the Register of Deeds Office for Nashville and Davidson County, Tennessee and cannot be located by Harris Gilbert. By Quitclaim Deed recorded February 2, 2017, of record in Instrument No. 20170202-0011456, said Register's Office, subject property was conveyed to Harris Gilbert

TRACT I: Description Reference: Described according to (or by reference to) the recorded subdivision Plan.
TRACT II: Description Reference: Described from source materials examined by the attorney preparing this conveyance.
TRACT III: Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2019, and subsequent years;

TRACT I: All Matters shown on the Plan, of record in Book 332, page 166, said Register's Office. Easement for sanitary Sewers and/or water line to the Metropolitan Government of Nashville and Davidson County, Tennessee, by instrument of record in Book 4392, page 300, said Register's Office.

TRACT II: All Matters shown on the Plan of record in Book 332, page 166, said Register's Office. Perpetual Easement to the State of Tennessee of record in Book 4232, page 926, said Register's Office.

TRACT III: All Matters shown in the Plan of record in Book 332, page 161, said Register's Office.

This instrument is executed on behalf of Pauline Gilbert Bader by Harris A. Gilbert pursuant to a Power of Attorney executed by her on the 9th day of September, 1989, of record in Book 5509, page 106, Register's Office for Davidson, County, Tennessee. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference

This instrument is executed on behalf of Jennifer Lee Gilbert, by Harris A. Gilbert, pursuant to a Power of Attorney executed by her on the 9th day of February, 2007, of record in Instrument No. 20070212-0018099, Register's Office for Davidson, County, Tennessee. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference

This is unimproved property, known as 1616/1618 Scovel Street, Nashville, TN 37208

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 19TH day of September, ~~2016~~ 2019

Harris A. Gilbert

Harris Norman Gilbert

Charles Gilbert, Jr.

The Estate of Morris Levine
By:
Gay Levine Eisen, Executrix

Pauline Gilbert Bader by Harris A. Gilbert, Attorney-In-Fact POA

Jennifer Lee Gilbert by Harris A. Gilbert, Attorney-In-Fact POA

State of Tennessee

County of Davidson

On this 19TH day of SEPTEMBER, 2019, before me the undersigned authority, personally appeared **Harris Norman Gilbert, Charles Gilbert, Jr., and Harris A. Gilbert,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: _____

GREGORY POLZIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-03-2020

State of Tennessee

County of Davidson

On this 19TH day of September, 2019, before me the undersigned authority, personally appeared **Gay Levine Eisen, Executrix of the Estate of Morris Levine,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: _____

GREGORY POLZIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-03-2020

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, **Harris A. Gilbert** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Pauline Gilbert Bader**, as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 19TH day of SEPTEMBER, 20 19

Notary

My Commission Expires: _____

GREGORY POLZIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-03-2020

State of Tennessee

County of Tennessee

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Harris A. Gilbert,** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Jennifer Lee Gilbert** , as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 19TH day of September, 2019

Notary

My Commission Expires: _____

GREGORY POLZIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-03-2020

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $45,000.00.

Affiant

Sworn and subscribed before me this 19TH day of SEPTEMBER, 2019

Notary

My Commission Expires: _____

GREGORY POLZIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-03-2020

EXHIBIT "A"

To
Warranty Deed

FROM: Harris A. Gilbert, The Estate of Morris Levine, Pauline Gilbert Bader, Charles Gilbert Jr., Harris Norman Gilbert, and Jennifer Lee Gilbert

TO: Howard R. Cohen, Sanford I. Cohen, and Maria E. Cohen

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

H. G. Gilbert, Affiant
Harris A. Gilbert, Affiant

Sworn to and subscribed before me this 19th day of SEPTEMBER 2019

Notary Public

My Commission Expires: _____

GREGORY POLZIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2020