Karen Johnson Davidson County
Batch# 331965 DEEDWARR
12/19/2019 08:33:30 AM 2 pgs
Fees: $13.00 Taxes: $3,200.50
20191219-0130824

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $865,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF DECEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 12.12.20 (AFFIX SEAL)

AMANDA MINOR NOTARY PUBLIC TENNESSEE COUNTY OF WILSON

Y-VRES-19-914A

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)
Benjamin Cohen and Lindsay Cohen	Navy Federal Credit Union	
(NAME)	(NAME)	105-13-0U-001.00-CO
914 A Bradford Avenue	820 Follin Lane	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Vienna, VA 22180	
(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, **CHARLES D. PETTIGREW AND SARAH G. PETTIGREW, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BENJAMIN COHEN AND WIFE, LINDSAY COHEN,** 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:

Land in Davidson County, Tennessee, being Unit A, 914 Bradford Avenue Townhomes, as shown on Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20140522-0044263, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Charles D. Pettigrew and Sarah G. Pettigrew, husband and wife by Warranty deed from Ben Owenell and Christine Owenell, husband and wife of record in Instrument No. 20170808-0080953 Register's Office for Davidson County, Tennessee, dated July 27, 2017 and recorded on August 08, 2017.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 90, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20140522-0044263, Register's Office for Davidson County, Tennessee.
- Charter for HOA of record in Instrument Number 20140523-0044914, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **914 A Bradford Avenue, Nashville, Tennessee 37204**.

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 16th DAY OF DECEMBER, 2019.

Charles D. Pettigrew

Sarah G. Pettigrew

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARLES D. PETTIGREW, the within named bargainor. with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th of December, 2019.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SARAH G. PETTIGREW, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th of December, 2019.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)

