THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** Karen Johnson Davidson County Batch# 352973 DEEDWARR 02/04/2020 11:18:30 AM 3 pgs Fees: $18.00 Taxes: $1,387.50 20200204-0012828	STATE OF Tennessee) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $375,000.00 Brittany Smith Affiant Subscribed and sworn to before me, this 28 day of January, 2020. Notary Public My Commission Expires: 10-2-23

MARGARET PHILPOTT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 10-02-2023

WARRANTY DEED

Address New Owner: Randi Cookus 2411B Middle St Nashville, TN 37208	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 081-03-0-137.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ARTHUR JOHN RUSHTON O'BRIEN AND TRACY LEIGH O'BRIEN, HUSBAND AND WIFE** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **RANDI COOKUS, AN UNMARRIED WOMAN** ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. B, on the Horizontal Property Regime for The Homes at 2411 Middle Street, as recorded in the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 2019022-0016228 and corrected in Instrument No. 20190226-0017202, 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 Master Deed.

Being a portion of the same property conveyed to ARTHUR JOHN RUSHTON O'BRIEN AND TRACY LEIGH O'BRIEN, HUSBAND AND WIFE, by deed from GENORRIS CRAWFORD, A SINGLE WOMAN, of record in Instrument No. 20190219-0014810, dated February 15, 2019, said Register's Office.

This is improved property commonly known as: **2411B Middle St Nashville, TN 37208**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her successors, heirs and assigns, forever.

And Grantors covenant that they have lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantors further covenant and bind themselves, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 28th day of January, 2020.

Arthur John Rushton O'Brien

ARTHUR JOHN RUSHTON O'BRIEN BY: ASHLEY SWEET, ATTORNEY-IN-FACT by Ashley Sweet Attorney in Fact

Tracy Leigh O'Brien

TRACY LEIGH O'BRIEN BY: ASHLEY SWEET, ATTORNEY-IN-FACT by Ashley Sweet 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 **ASHLEY SWEET** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of **ARTHUR JOHN RUSHTON O'BRIEN AND TRACY LEIGH O'BRIEN**, as Attorney – In – Fact, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 28th day of January, 2020.

BRADLEY T. BALD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2020

Notary Public
My Commission Expires: 11/3/2020

True Copy Certification

I, Margaret Philpott, 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 Tennessee

County of Davidson

Personally, appeared before me, Brittany Sensabaugh, a notary public for this county and state, Margaret Philpott who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

BRITTANY SENSABAUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2023

Notary Public

My Commission Expires: 05-09-23