WARRANTY DEED

Karen Johnson Davidson County
Batch# 441134 DEEDWARR
07/21/2020 09:44:24 AM 2 pgs
Fees: $13.00 Taxes: $1,572.50

20200721-0079851

DIANA AUGIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY, TENN.

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$425,000.00.**

Murray Clayton
Affiant

Subscribed and sworn to before me, this the 17th day of July, 2020.

Diana D. Augin
Notary Public

My commission expires: 10-7-23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Norman Lee Cohen	**OWNER**	**Map 103-16-0-B Parcel 053.00co**
4215 Harding Pike #506		
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Edward W. Graham, III, a married man, and Betty Bledsoe Graham Whittemore, a married woman, and Arthur Cooney Graham, a married man, and John Rickman Graham, a married man, devisees under the Last Will and Testament of Edward W. Graham, Jr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Norman Lee Cohen, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 506 on the Plan of of Windsor Tower Condominium Apartments, of record in Plat Book 5200, Page 71, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Edward W. Graham, married, by Warranty Deed dated November 28, 2007 from Carol Ann Thomason, unmarried, of record in Instrument No. 20071203-0139965, Register's Office for Davidson County, Tennessee. The said Edward W. Graham, unmarried, quitclaimed to Edward W. Graham, Jr., for the purpose of clarifying the identity of the property owner, the legal name of Edward W. Graham being Edward W. Graham, Jr., by Quitclaim Deed, dated September 14, 2009, of record in Instrument No. 20090915-0086203, said Register's Office.The said Edward Witt Graham, Jr., died on December 29, 2019, leaving a Last Will and Testament filed in Docket No. 20P368 for Muniment of Title only, in the Seventh Circuit Court for Davidson County, Tennessee Clerk's Office (Probate Department) dated March 5, 2020. Pursuant to said Will of Edward W. Graham, Jr., the property is vested in equal shares in the Decedent's children, Edward W. Graham, III, Arthur Cooney Graham, Betty Beldsoe Graham Whittemore, and John Rickman Graham, and by Affidavit of Heirship, dated March 6, 2020, filed in Instrument No. 20200309-0026219, said Register's Office.

The subject property is not now nor ever has been the principal residence of the Grantors or the Grantors' spouses.

This conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Plat Book 5200, Page 71, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Charter of Incorporation of 4215 Harding Road Homeowners' Association, of record in Book 5297, Page 370, said Register's Office. (3) Declaration of Covenants, Conditions and Restrictions, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for 4215 Harding Road Homeowners' Association, of record in Book 5313, Page 338, amended in Book 8666, Page 789, Register's Office for Davidson County, Tennessee. (4) Terms and limitation imposed by Tennessee Horizontal Property Act, T.C.A. 66-27-101, et seq. (5) Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 3956, Page 943, said Register's Office. (6) Easement of record in Book 9486, Page 948, said Register's Office. (7) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__x__) Unimproved (____) property, known as **4215 Harding Pike #506, Nashville, TN 37205**

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 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 GRANTEES, 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 **17th** day of **July, 2020.**

Edward W. Graham, III

Betty Bledsoe Graham Whittemore

Arthur Cooney Graham

John Rickman Graham

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Edward W. Graham, III, and Betty Bledsoe Graham Whittemore, and Arthur Cooney Graham, and John Rickman Graham,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **17th** day of **July, 2020.**

Diana G. Aubin
Notary Public

DIANA AUBIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission Expires: 10-7-23