WARRANTY DEED

ASHLEY SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

W-SB-VRES-20-614

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $950,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF AUGUST, 2020.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

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)
Philip Cohen	New Owner	
(NAME)	(NAME)	**082-09-0X-002.00-CO**
614 Monroe St.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(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, **GREGORY L. SECORD AND CYNTHIA N. SECORD, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PHILIP 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 Units No. 2 on the plan of Gramercy, a Horizontal Property Regime with Private Elements, filed as Exhibit "B" to and established by the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20141002-0091003, as amended in Instrument No. 20151008-0102915, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Gregory L. Secord and Cynthia N. Secord, husband and wife by Warranty Deed from Gramercy Germantown, LLC, a Georgia limited liability company, of record in Instrument No. 20170202-0011077, Register's Office for Davidson County, Tennessee, dated January 30, 2017 and recorded on February 02, 2017, as corrected by Affidavit of James Alexander, Attorney, recorded on February 07, 2017 of record in Instrument No. 20170207-0012977, said Register's Office.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- All matters shown on the Plan of record in Plat Book 21, Page 105, Register's Office for Davidson County, Tennessee.
- Matters shown on the Plat attached as Exhibit "B" to the Declaration of record in Instrument No. 20141002-0091003, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument No. 20141002-00911003, as amended in Instrument No. 20151008-0102915, Register's Office for Davidson County, Tennessee.
- Restrictions set out in Deed of record in Book 548, Page 467 and Book 1117, Page 324, Register's Office for Davidson County, Tennessee.
- Property Modifications of record in Instrument No. 20080904-0090909, Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20141218-0115765, 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: **614 Monroe St., Nashville, Tennessee 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(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.

Karen Johnson Davidson County
Batch# 468385 **DEEDWARR**
09/02/2020 11:24:59 AM 2 pgs
Fees: $13.00 Taxes: $3,515.00

20200902-0099747

Warranty Deed

Witness my/our hand(s) this the 12th DAY OF AUGUST, 2020.

Gregory L. Secord by John Gleaves
Attorney in Fact

Cynthia N. Secord by John Gleaves
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, JOHN GLEAVES, 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 GREGORY L. SECORD AND CYNTHIA N. SECORD, and who acknowledged he/she/they executed the same as the free act and deed of the said GREGORY L. SECORD AND CYNTHIA N. SECORD.

Witness my hand and official seal, this the 12th of August, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

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