WARRANTY DEED

Karen Johnson Davidson County
Batch# 674733 DEEDWARR
07/12/2021 09:34:37 AM 2 pgs
Fees: $13.00 Taxes: $1,949.72

20210712-0093128

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$526,950.00.**

Affiant

Subscribed and sworn to before me, this the 9th day of July, 2021.

Notary Public

My commission expires: 12/14/24
(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
Julie E. Waugh	**Julie E. Waugh**	**Map 103-16-0-B Parcel 053-00co**
4215 Harding Pike #506	**4215 Harding Pike #506**	
Nashville, Tennessee 37205	**Nashville, Tennessee 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,

Norman Lee Cohen, unmarried

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

Julie E. Waugh, 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 Norman Lee Cohen, unmarried, by Deed dated July 17, 2020 from Edward W. Graham, III, a married man, Betty Bledsoe Graham Whittemore, a married woman, Arthur Cooney Graham, a married, and John Rickman Graham, a married man, devisees under the Last Will and Testament of Edward W. Graham, Jr., of record in Instrument No. 20200721-0079851, Register's Office for Davidson County, Tennessee.

Conveyance of the above described property 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, Instrument No. 20131217-0127081, and Instrument No. 20210208-0017527, 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) Grant of Easement to Comcast of Nashville I, LLC of record in Instrument No. 20110301-0016521 and Instrument No. 20161212-0130101, Register's Office of Davidson County, Tennessee. 8) Taxes for the current year prorated and assumed by the Grantee.

This is improved (__x__) Unimproved (____) property, known as **4215 Harding Pike #506, Nashville, Tennessee 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 **9th** day of **July, 2021.**

Norman Lee Cohen

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Norman Lee Cohen,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **9th** day of **July, 2021.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 12/14/24