This Instrument Prepared By:
Orr, Kelly, Herbert & Crawford
23rd Floor, L & C Tower
Nashville, Tennessee 37219

BOOK 5247 PAGE 357

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
	Mr/Mrs. Roger L. Cohen	New Owner 713 Kendall Drive Nashville, TN. 37209
FIELD BOOK NUMBER(S) 8DA-56688	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 713 Kendall Drive	LOAN OR ACCOUNT NO.
		PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

JAN30'78	CONV	43,125.00		
JAN30'78	S'TAX		B* 112.06	
JAN30'78	PR'FEE		B* .50	
JAN30'78	W'DEED		B* 4.00	* 116.56

NELSON C. ANDREWS and wife, SUE ANDREWS

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto ROGER L. COHEN and wife, FRANCES LEE COHEN

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 17 on the Plan of Brookside Courts, Addition No. 3, as of record in Book 1835, page 107.

Said Lot No. 17 fronts 85 feet on the westerly margin of Kendall Drive and extends back 171.87 feet on the northerly line and 164.63 feet on the southerly line, to a dead line in the rear which measures 85 feet thereon.

Being part of the property conveyed to Nelson C. Andrews and wife, Sue Andrews, by deed from Brookside Court No. 3, Inc., as of record in Book 5044, page 703, R.O.D.C.

Grantor further grants, transfers and conveys unto grantee all of their right, title and interest in and to certain easements on the front common corner between Lot 17 and Lots 16 and 19 as of record in Book 5159, page 869 and in Book 5172, page 478.

This conveyance is made subject to the easements granted in the above noted instruments for ingress and egress across the property herein conveyed.

This instrument prepared by David B. Herbert, Attorney-at-Law, 23rd, Flr., L & C Tower, Nashville, Tennessee upon information furnished by the parties herein.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

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

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 20th day of January, 1978

Sue Andrews
Sue Andrews

Nelson C. Andrews
Nelson C. Andrews

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Nelson C. Andrews and wife, Sue Andrews the bargainor(s), with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 20th day of January, 1978.

My commission expires: 8-20-78

Mary Ann Selley
Notary Public

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ day of _____, 19____.

My commission expires:

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 43,125.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF January 78

MY COMMISSION EXPIRES: 8-20-78 (AFFIX SEAL) Notary Public

E 48069

IDENTIFICATION REFERENCE

JAN 30 1 12 PM '78

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM NELSON C. ANDREWS and wife, SUE ANDREWS

TO ROGER L. COHEN and wife, FRANCES LEE COHEN

Please Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
23rd Floor, Life & Casualty Tower
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____ ____, 19____.

My commission expires:

_____
Notary Public