File Box 8

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $515,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF AUGUST, 2011.

Notary Public

MY COMMISSION EXPIRES: March 3, 2015 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20110048036 DEEDWARR
Recvd: 08/05/11 12:52 2 pgs
Fees:13.00 Taxes:1905.50
20110805-0060465

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert W. Cohen	Tennessee Bank & Trust	
(NAME)	(NAME)	
1713 Bonner Avenue	330 Mayfield Drive, Suite C-6	131-3-110
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **SCOTTY ABRAMS, UNMARRIED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERT W. COHEN AND KAREN A. GREEN, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** 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 Lot No. 39 on the Plan of Green Hills Subdivision, No. 2, of record in Plat Book 547, page 139, Register's Office for said County.

Said Lot No. 39 fronts 80 feet on the southerly margin of Bonner Avenue and extends back between parallel lines 150 feet along the easterly margin of Green Hills Avenue, save and except for a smaller triangular out of the northwest corner shown on said plan taken for the curve at the intersection of Bonner Avenue and Green Hills Avenue.

Being the same property conveyed to Scotty Abrams, a single many by deed from Teresa F. Morgan and husband, Clay E. Morgan, of record as Instrument No. 20080107-0002035, dated December 20, 2001, said Registers Office.

This conveyance is subject to (a) 2011 real property taxes; (b) All matters appearing on the plan of record in Plat Book 547, page 139, said Register's Office; and (c) Restrictive Covenant for Detached Structure of record as Instrument No. 20080229-0020077, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1713 Bonner Avenue, Nashville, TN 37215

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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 hand this 2nd day of August, 2011.

Scotty Abrams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Scotty Abrams, the bargainor, 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 2nd day of August, 2011.

Christine L. Lind
Notary Public

CHRISTINE L. LIND
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY, TENN.

My Commission Expires OCT 21, 2013