RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027
File No.: TN132948

BILL GARRETT, Davidson County
Trans: T20130042849 DEEDWARR
Recvd: 05/22/13 14:04 2 pgs
Fees: 13.00 Taxes: 1479.96
20130522-0051819

WARRANTY DEED

Rachel Neal
STATE OF TENNESSEE NOTARY PUBLIC
Davidson County

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $399,990.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 day of May, 2013.

NOTARY PUBLIC

My commission expires: 07/08/13

THIS INSTRUMENT PREPARERD BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John A. Martin and Brittany L. Raymond 1503 Villa Place Nashville, TN 37212	New Owner	10408037800

FOR AND IN CONSIDERATION of the sum of Three Hundred Ninety Nine Thousand Nine Hundred Ninety and 00/100 Dollars ($399,990.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **JEFFREY M. COHEN, TRUSTEE OF THE COHEN FAMILY TRUST**, hereinafter called the Grantor, has bargained and sold and by these presents does hereby transfer and convey unto, **JOHN A. MARTIN AND BRITTANY L. RAYMOND, HUSBAND AND WIFE,** hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tenn, being Lot #2 on the Plan of the Robinson Realty Company's Subdivision of the east part of Lot #48 of record in Plat Book 547, Page 24, in the Register's Office for Davidson County, Tenn, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jeffrey M. Cohen and Cheryl Cohen, Trustees of the Cohen Family Trust, by Warranty Deed from Steve Morris, unmarried, dated 08/26/2008, recorded 8/27/2008, of record in Instrument 20080827-0088060, in the Register's Office for Davidson County, Tennessee.

This is improved property more commonly known as 1503 Villa Place, Nashville, TN 37212.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2013 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantees.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

Jeffrey M. Cohen conveys this property from the trust pursuant to powers within the Trust allowing him to act independently of the other Trustees, which is also evidence by Trust Certification of record in Instrument No. 20130522005818, in the Register's Office for Davidson County, Tennessee.

WITNESS MY/OUR HANDS, this the 20th day of May, 2013.

THE COHEN FAMILY TRUST

Trustee

JEFFREY M. COHEN, TRUSTEE

STATE OF CALIFORNIA
COUNTY OF ALAMEDA

On this the 20th day of May, 2013, before me, appeared Jeffrey M. Cohen, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is a Trustee of the Cohen Family Trust, and that said instrument was signed on behalf of the said Cohen Family Trust by himself as Trustee, with full power and authority to do so.

Witness my hand at office this the day and year above written.

Olin Howard Covington
Notary Public

My commission expires: DECEMBER 31, 2013

OLIN HOWARD COVINGTON
Commission # 1875185
Notary Public - California
Contra Costa County
My Comm. Expires Dec 31, 2013