Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #13-1310

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Thomas Aders and spouse, Virginia Aders**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Robert W. Cohen and Karen G. Cohen, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 87 on the Plan of Otter Wood of record in Book 6900, page 590, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Together with, as an appurtenance thereto, that certain easement for ingress and egress of record in Book 7667, page 218, said Register's Office, together with and subject to an easement for a retaining wall of record in Book 11111, page 323, said Register's Office.

Being the same property conveyed to Thomas Aders and spouse, Virginia Aders by deed from Richard D. Richards, Trustee and Alice M. Richards, Trustee dated June 7, 2011, of record as Instrument No. 20110617-0046574, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 87 Altentann, Nashville TN, 37215.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 8th day of August, 2013.

X Thomas D. Aders
Thomas Aders

X Virginia Aders
Virginia Aders

BILL GARRETT, Davidson County
Trans:T20130078309 DEEDWARR
Recvd: 09/10/13 11:03 2 pgs
Fees:13.00 Taxes:2312.50

20130910-0095448

State of Tennessee)
County of Davidson)

On this 8th day of August, 2013, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Thomas Aders and Virginia Aders, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as their free act and deed.

Notary Public

My Commission Expires: 5-8-13

KENNETH M. BALLEW STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 625,000.00.

Affiant

Sworn and subscribed before me on this the 8th day of August, 2013.

Notary Public

My Commission Expires: 5-8-17

KENNETH M. BALLEW STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

NEW OWNER:
Robert W. Cohen
87 Altentann
Nashville, TN 37215

RESPONSIBLE FOR TAX PAYMENT:
New Owner

TAX MAP-PARCEL #:
158-4-A-11

Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122