WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $585,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th day of August, 2013 Notary Public MY COMMISSION EXPIRES: 6/15/14 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20130078323 DEEDWARR
Recvd: 09/10/13 11:11 2 pgs
Fees:13.00 Taxes:2164.50
20130910-0095462

CONNIE J BUCHANAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Karen W Lewis	New Owner	131-03-0-110.00
(NAME)	(NAME)	
1713 Bonner Avenue	←	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	←	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Robert W. Cohen and Karen A. Green, now known as Karen A. Green Cohen, Joint Tenants with Rights of Survivorship**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Karen W Lewis, unmarried**, hereinafter called the Grantee, her 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 Robert W. Cohen and Karen A. Green joint tenants with rights of survivorship by deed from Scotty Abrams, unmarried dated August 2, 2011 and recorded on August 5, 2011 in Instrument Number 20110805-0060465, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved X property, known as 1713 Bonner Avenue, 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 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, has 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 our hands this **29th** day of **August, 2013**

Robert W. Cohen

Karen A. Green Cohen

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, **Robert W. Cohen and Karen A. Green Cohen**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **29th** day of **August, 2013**

Notary Public

My commission expires: 12-10-16

LAURIE M. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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