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STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $281,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 19TH DAY OF SEPTEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: MAY 5, 2015

(AFFIX SEAL)

LEE A. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SHAWN BRIGGS	Bank of Tennessee	**129-15-0-112.00**
(NAME)	(NAME)	
6808 ALTO VISTA DRIVE	301 E. Center Street	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37205	Kingsport, TN 37660	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, RALPH MARCUS COHEN, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SHAWN BRIGGS,** an unmarried woman, HEREINAFTER CALLED THE GRANTEE, HIS 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. 75 on the Plan of West Meade Highlands, Section 2, of record in Book 3700, pages 124 and 125, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 75 fronts 137.50 feet on the northeasterly side of Alto Vista Drive, and extends back between lines, measuring 150.5 feet on the northwesterly line and 165.0 feet on the southeasterly line, to a line in the rear on which it measures 79.5 feet thereon.

Being the same property conveyed to Ralph Marcus Cohen and wife, Norma Jean Cohen, from Davidson Road Corporation, a Tennessee Corporation, by deed dated April 18, 1968 of record in Book 4228, page 661, Register's Office for Davidson County, Tennessee. Being further conveyed to Norma Jean Cohen by Quitclaim Deed dated September 17, 2003, of record in Instrument No. 20030924-0141223, said Register's Office. Being further conveyed to Ralph Marcus Cohen by Quitclaim Deed dated August 24, 2005, of record in Instrument No. 20050831-0104311, said Register's Office. (The said Norma Jean Cohen having since died on March 20, 2014.)

****See Durable Power of Attorney for Ralph Marcus Cohen of record in Instrument No. 20030924-0141222, said Register's Office.****

This conveyance is subject to all matters as set forth in the Plan of record in Book 3700, pages 124 and 125, Restrictive Covenants of record in Book 4132, page 146, said Register's Office, and any and all easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as 6808 ALTO VISTA DRIVE, NASHVILLE, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20140071350 DEEDWARR
Recvd: 09/23/14 15:38 2 pgs
Fees:13.00 Taxes:1041.55
20140923-0087512

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 19th day of September, 2014.

Ralph Marcus Cohen
BY Gilbert S Cohen HIS ATTY IN FACT

RALPH MARCUS COHEN
By: Gilbert S. Cohen, his Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of September, 2014, before me personally appeared Gilbert S. Cohen, Attorney in Fact for Ralph Marcus Cohen, to me known, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Ralph Marcus Cohen, and who acknowledged that he executed the same as the free act and deed of Ralph Marcus Cohen.

Witness my hand and official seal at office this 19th day of September, 2014.

My commission expires: **May 5, 2015**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Lee A. Cohen
Notary Public