WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

John E Cochran
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF OCTOBER, 2001.

Notary Public

MY COMMISSION EXPIRES: 3-20-05
(AFFIX SEAL)

DEBBIE C. WILLIAMS NOTARY AT LARGE TENNESSEE RUTHERFORD CTY.

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
613 Potomac Place, Suite #205
Smyrna, TN 37167

Davidson County DEEDWARR
Recvd: 11/14/01 11:59 2pgs
Fees:13.00 Taxes:536.50
20011114-0124942

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John E. Cochran	Professional Mortgage Group, Inc.	Map: 183
(NAME) 3644 Applewood Lane	(NAME) 1535 W. Northfield Blvd, Suite 1	Group: 5-O-A
(ADDRESS) Antioch, TN 37013	(ADDRESS) Murfreesboro Tennessee 37129	Parcel: 32
(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, James Frank Nirmaier and Wife, Teresa Marie Nirmaier , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John E. Cochran and Janie L. Cochran, Husband and Wife , 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:

BEING Lot No. 431, October Woods, Phase One, Section Two, as shown by plat of record in Plat Book 7900, page 909 and amended in Book 9700, Page 54 & 55, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to James Frank Nirmaier and Wife, Teresa Marie Nirmaier by deed from Claridge Builders Co., L.L.C. of record in Record Book 10100, page 662, Register's Office for said County.

This conveyance is subject to all matters as set forth per Plat Book 7900, page 909 and amended in Book 9700, pages 54 & 55 Register's Office of said County.

Restrictive Covenants of record in Deed Book 9840, Page 76, Deed Book 5047, Page 661 and Deed Book 5047, Page 656, Register's Office of said County.

Plat sets out easement to Metropolitan Government of record in Book 8443, Page 75, Register's Office for said County.

Plat sets out Storm Water Detention Agreement of record in Book 9771, page 560 and Book 10010, page 50, Register's Office for said County.

Plat sets out Charter for October Woods HOA of record in Book 9840, Page 259, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ☐

This is improved ☒ property, known as 3644 Applewood Lane, Antioch, TN 37013

(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/our hand(s) this 19th day of October, 2001.

James Frank Nirmaier

Teresa Marie Nirmaier

STATE of Tennessee
COUNTY of Rutherford

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named James Frank Nirmaier and Wife, Teresa Marie Nirmaier the bargainors, 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 10/19/2001

My Commission Expire: 3 20 05

Notary Public

BESSIE C. WILLIAMS NOTARY PUBLIC AT LARGE RUTHERFORD CTY. TENNESSEE

File Number2110130

RETURN TO:
Cumberland Title Company
613 Potomac Place, Suite#205
Smyrna, TN 37167