Davidson County DEEDWARR
Recvd: 05/05/04 12:46 2pgs
Fees:13.00 Taxes:508.27

20040505-0051374

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,370.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April, 2004.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 7/29/06
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daron Cochran 1900 Brookmeadow ct. Hermitage, TN 37076	New Owner	Map 64.16, Group D Parcel 57

For and in 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,

Michael T. Rosenhagen, unmarried, by and through Dennis T. Rosenhagen Attorney-in-Fact

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Daron Cochran, unmarried

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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 171 ON THE PLAN OF SECTION TWO, TRUXTON PARK OF RECORD IN INSTRUMENT NO: 20010515-0049898, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO MICHAEL T. ROSENHAGEN, UNMARRIED BY DEED FROM BEAZER HOMES CORP., DBA PHILLIPS BUILDERS, A TENNESSEE CORPORATION, DATED AUGUST 28, 2001, AND OF RECORD IN INSTRUMENT NUMBER 20010905-0096487, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the following:

1) 2004 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Instrument Number 20010515-0049898, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in Instrument Number 20001030-0107559, Instrument Number 20010522-0052910, and Instrument Number 20020123-0009419, and in Instrument Number 20020718-0086907, Register's Office for Davidson County, Tennessee.
4) Property is subject to Truxton Park, Section 2, a Planned Unit Development, of record in Instrument Number 20010515-0049898, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto, including liens for assessments as provided therein, easements and restrictions a contained therein, of record in Instrument Number 20001101-0108604, said Register's Office.
5) Property is subject to Charter in Instrument Number 20001101-0108603, said Register's Office.
6) Property is subject to easement for Storm Water Detention to Metro Government in Instrument Number 20000824-0083612, Register's Office.
7) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 1900 Brookmeadow Court, Hermitage, TN 37076
(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 hand(s) this 30th day of April, 2004.

Michael T. Rosenhagen by Dennis T. Rosenhagen, Attorney-in-Fact

Dennis T. Rosenhagen atty in fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dennis T. Rosenhagen, Attorney-in-Fact for Michael T. Rosenhagen, unmarried, the Bargainor, with whom I am personally acquainted, or whose identity was proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained, and as Attorney-in-Fact on behalf Michael T. Rosenhagen, unmarried for the purposes therein contained.

WITNESS my hand and official seal this 30th day of April, 2004

NOTARY PUBLIC

My Commission Expires:

11-26-2005

SUSAN FRENSLEY NEWTON
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENN.

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076