Box 36
File # 20120
(2)

Davidson County DEEDWARR
Recvd: 06/17/04 14:56 5pgs
Fees:28.00 Taxes:325.60

20040617-0072021

RECORD & RETURN TO:
FILE BOX 36, Davidson County

# WARRANTY DEED

AMY ADAMS GOWAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Amy Adams Gowan
My Commission Expires
November 25, 2006
STATE OF TENNESSEE

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $88,000.00.

*Affiant*

Subscribed and sworn to me on June 14, 2004.

NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY:
Amy Adams Gowan
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #20120SP

| NAME/ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP – PARCEL # |
|---|---|---|
| Charles Dean Cochran<br>Michelle M. Cochran<br>1210 Jefferson Davis Drive<br>Brentwood, TN 37027 | SAME | 83-2-36 |

**FOR AND IN CONSIDERATION** of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Robin Michelle Pendergrass Vickers, Lisa Diane Pendergrass Mizrany, Lillian Pendergrass Stabile, Jamie Colleen Pendergrass McClure, and Linda Louise Pendergrass Watson, as devisees under The Last Will & Testament of James C. Pendergrass deceased, filed of record in Docket No. 04P-600 in the Seventh Circuit Court, Probate Division for Davidson County, Tennessee, said probate file containing the order of the court approving this sale, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Charles Dean Cochran and wife, Michelle M. Cochran, hereinafter called

**"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the easterly 60 feet of Lot No. 4, on the plan of H. M. Doak's Subdivision, of record in Book 332, page 22, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 4 fronts 60 feet on the north side of Greenwood Avenue, and runs back between lines 200 feet to an alley.

Being the same property conveyed to James C. Pendergrass and wife, Mary Louise Pendergrass by Deed from E.S. Lehning and wife, Elizabeth K. Lehning of record in Book 2195, page 232, Register's Office for Davidson County, Tennessee. The said Mary Louise Pendergrass having predeceased James C. Pendergrass. The said James C. Pendergrass having since died. Further, being the same property conveyed to Robin Michelle Pendergrass Vickers, Lisa Diane Pendergrass Mizrany, Lillian Pendergrass Stabile, Jamie Colleen Pendergrass McClure and Linda Louise Pendergrass Watson, as devisees under the Last Will and Testament of James C. Pendergrass of record as part of Docket No. 04P-600, Seventh Circuit Court, Probate Division for Davidson County, Tennessee by Quitclaim Deed from Jeanette Yvonne Pendergrass by Linda Louise Pendergrass Watson, her duly appointed Limited Guardian, pursuant to Order Re-Opening Guardianship, issued by the Seventh Circuit Court for Davidson County, Tennessee, of record in Instrument No. 20040617-0072020, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2004 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Subject to Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364, made applicable by Ordinance No. BL-2000-476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee; and
3. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 1427 Greenwood Avenue, Nashville, TN 37206.

**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 GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, 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 on June 14, 2004.

Robin Michelle ~~Vickers~~ ~~Pendergrass~~ Pendergrass Vickers RMV

Lisa Diane Pendergrass Mizrany

Lillian Pendergrass Stabile

Jamie Colleen Pendergrass McClure

Linda Louise Pendergrass Watson

BEFORE ME PERSONALLY APPEARED LILLIAN PENDERGRASS STABILE WHO HAS PRESENTED FL DL# S31453050950 0 6/11/04

PATRICIA N. WHITLEY
MY COMMISSION # DD [illegible]
EXPIRES: May 12, 2005
Bonded in Notary Public Underwriters

**STATE OF TENNESSEE, COUNTY OF DAVIDSON**

On June 14th, 2004, before me personally appeared **Jamie Colleen Pendergrass McClure** to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on June 14th, 2004.

Bobbie Caruso
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 3/26/04

**STATE OF TENNESSEE, COUNTY OF DAVIDSON**

On June 14th, 2004, before me personally appeared **Linda Louise Pendergrass Watson** to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on June 14th, 2004.

Bobbie Caruso
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 3/26/04

**STATE OF TENNESSEE, COUNTY OF DAVIDSON**

On June 15th, 2004, before me personally appeared **Robin Michelle Pendergrass Vickers** to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on June 15th, 2004.

Amy Adams Gowan
NOTARY PUBLIC

My Commission Expires: _____

AMY ADAMS GOWAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

AT LARGE
Amy Adams Gowan
My Commission Expires
November 25, 2006
STATE OF TENNESSEE

**STATE OF TENNESSEE, COUNTY OF DAVIDSON**

On June 15th, 2004, before me personally appeared **Lisa Diane Pendergrass Mizrany** to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on June 15th, 2004.

Amy Adams Gowan
NOTARY PUBLIC

My Commission Expires: _____

AMY ADAMS GOWAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Amy Adams Gowan
My Commission Expires
November 25, 2006
STATE OF TENNESSEE

**STATE OF FLORIDA, COUNTY OF** Volusia

On June 7, 2004, before me personally appeared **Lillian Pendergrass Stabile** to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on June 7, 2004.

Margaret M. Miller
NOTARY PUBLIC

My Commission Expires: _____

MARGARET M. MILLER
Notary Public, State of Florida
My comm. expires July 30, 2007
No. DD 236376