Davidson County DEEDWARR
Recvd: 05/12/06 11:40 2 pgs
Fees:13.00 Taxes:743.70

20060512-0055995

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $201,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of May, 2006.

Notary Public

MY COMMISSION EXPIRES: September 30, 2009.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
Jamaica M. Imala	Wachovia Mortgage Corporation	131-06-0-G
307 Ashlawn Court	210 Wildwood Parkway Suite 100	GROUP
Nashville, Tennessee 37215	Birmingham, Alabama 35209	PARCEL 307.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ********** Two Hundred One Thousand Dollars and Zero Cents ($201,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Scott Cochran, married, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Jamaica M. Imala, married, an 87.065% undivided interest, and to Donald B. Safer, married, a 12.935% undivided interest, as tenants in common, 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 Unit No. 307 together with the appurtenant interest in the common elements of Burton Hills, Village of Ashlawn, a Condominium, a horizontal property regime established by Master Deed of record in Plat Book 7076, page 696, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plat attached as Exhibit "B" to the aforementioned Master Deed.

BEING the same property conveyed to Scott Cochran, unmarried, by deed dated September 18, 2003, from Thomas G. Cooke of record as Instrument No. 20030924-0141351 in the Register's Office for Davidson County, Tennessee; the said Scott Cochran having since married.

RYAN COCHRAN, spouse of Scott Cochran, joins in this conveyance to convey any interest she may have in subject property, particularly any marital interest.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property and all matters shown on the plan of record and the property taxes for the current year which have been prorated between the parties herein and assumed by the Grantees herein.

This is:

unimproved ☐

improved ☒ property known as 307 Ashlawn Court, Nashville, Tennessee 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 I do covenant with the said Grantee that I am 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 I do further covenant and bind myself my 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 10th day of May, 2006.

Scott Cochran

Ryan Cochran

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named Scott Cochran and Ryan Cochran, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 10th day of May, 2006.

Commission expires: September 30, 2009

Mitchell A. Watts Notary Public

