WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/30/06 11:57 2 pgs
Fees:13.00 Taxes:290.45
20060530-0063043

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $78,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 24TH DAY OF MAY 2006.

Notary Public

MY COMMISSION EXPIRES: 2/6/2010

(AFFIX SEAL)

STACEY JOHNS NOTARY PUBLIC AT LARGE WILSON CO. TENN.

THIS INSTRUMENT WAS PREPARED BY
Stacey Johns, 2592 North Mt. Juliet Road, Mt. Juliet, TN 37122

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Linda Hicks	Countrywide Home Loans	075.11-0-139.00
(NAME) 806 Rachel's View	(NAME) 750 Old Hickory Blvd	
(ADDRESS) Hermitage, Tennessee 37076	(ADDRESS) Brentwood, TN 37027	
(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, **Angela R. Cochran, married**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Linda Hicks and Richard Mark Watwood**, 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:

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 806 Rachel's View, 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 this 24th day of May 2006.

Angela R. Cochran

Chris Cochran

STATE OF TENNESSEE

COUNTY OF WILSON

Witness my hand and official seal at Mt. Juliet, Tennessee this 24th day of May, 2006.

Notary Public

Commission expires: 2/6/2010

STACEY JOHNS NOTARY PUBLIC AT LARGE WILSON CO. TENN.

File No.: 2006052

EXHIBIT A

Being Lot No. 61A of the Zone Lot Division of Lots 49 thru 69, and Lots 71, 72, 73, 75, 76, 77, and 79 Rachel's Square, Section 2, as of record in Plat Book 6250, page 541, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Angela R. Cochran, married by Deed from Robert D. Watson, Jr., and wife, Julie Watson, dated January 27, 1997, and recorded in Book 10331, page 930, in the Register's Office for Davidson County, Tennessee.