File No. 260600771

WARRANTY DEED

Please Return To:
Heritage Title LLC
159 St. Matthews Ave. Suite 4
Louisville, KY 40207

Davidson County DEEDWARR
Recvd: 07/18/06 09:03 2 pgs
Fees:13.00 Taxes:604.95

20060718-0086145

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $163,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 21st DAY OF JUNE, 2006.

Notary Public

MY COMMISSION EXPIRES: SEPT. 30, 2006 (AFFIX SEAL) 9/30/06

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patrick Cockrill	Patricia Cockrill	086140-090.00 CO
(NAME)	(NAME)	
2749 Fleet Drive	2749 Fleet Dr.	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, We, **Sharon A. Duffy and Beth Boilott, as tenants in common with the right of survivorship**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Patrick Cockrill, an unmarried man**, HEREINAFTER CALLED THE GRANTEE(S), I HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 40 on the Plan of Fleetwood Subdivision, Phase Two, as of record in Plat Book 6900, Page 738 and 739, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Said Lot No. 40 fronts 50.00 feet on the westerly margin of Fleet Drive and extends back 145.65 feet on the northerly line and 139.68 feet on the southerly line to a dead line in the rear, measuring 50.35 feet thereon.

Being the same property conveyed to Sharon A. Duffy and Beth Boilott by deed from David C. Russell and wife, Kimberly A. Russell of record in instrument No. 200303070030441, Register's Office for said County.

Subject to all matters as set forth per Plat Book 6900, Page 738 and Page 739, Register's Office of said County.

Restrictive Covenants of record in Deed Book 7940, Page 565, Register's Office of said County.

*** For the purposes of this transaction Beth Boilott and Catherine Elizabeth Boilott are one and the same.**

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 2749 Fleet Drive, 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 GRANTEE(S), I heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), I heirs and assigns, against the lawful claims of all persons

Sharon A. Duffy

Beth Boilott by Sharon A. Duffy, attorney-in-fact

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Sharon A. Duffy, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 21st day of June, 2006.

My Commission Expires: 11-28-09

Notary Public

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Sharon A. Duffy, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Beth Boilott, as her Attorney In Fact, under Power of Attorney bearing Inst. No. 20060718000 86144, Register's Office, Davidson County, Tennessee, and who acknowledged the execution of the same to be the free act and deed of Beth Boilott, under said Power of Attorney.

Witness my hand and official seal at office in Mt. Juliet, Tennessee, this the 21st day of June, 2006.

My Commission Expires: 11-28-09

Notary Public

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

File Number: 260600771

RETURN TO:
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

This instrument prepared by:

Jason A. Kron
159 St. Matthews Ave. Ste. 4
Louisville, KY 40207