WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/27/07 10:02 2 pgs
Fees:13.00 Taxes:1376.40

20070927-0115238

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $372,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF SEPTEMBER, 2007.

Notary Public

MY COMMISSION EXPIRES: 10-25-2008

(AFFIX SEAL)

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires October 25, 2008

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cooper Scott Wallace	Cooper Scott Wallace	103-08-0-256.00
(NAME)	(NAME)	
506 N Wilson Blvd.	506 N Wilson Blvd.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Nashville, TN 37205	
(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, I, **Lisa A. Cochran, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Cooper Scott Wallace, 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 the north part of Lot 377 on the Map of Richland Realty Company's Division "C", as of record in Book 421, page 31, Register's Office for said County, described as follows:

Beginning at a point in the westerly margin of Harvard Avenue, at the northeast corner of the Edwin Walton Lot, being 105 feet north of the southeast corner of said lot; thence with the margin of Harvard Avenue, northwardly 138 feet more or less to a point at the beginning of a curve; thence around said curve, westwardly 51 ½ feet more or less to the east margin of Wilson Avenue; thence with the margin of the same southwardly 145 feet to a point which is 120 feet north of the corner of Lots 377 and 378, being Walton's northwest corner; thence with his line, eastwardly 65 feet to a point, and continuing with his line, northeasterly 71.5 feet to the beginning.

Being the same property conveyed to Lisa A. Cochran by Deed from John Gary Smith, Jr. and wife, Virginia Danna Smith, of record in Instrument No. 20020628-0078343, dated June 26, 2002, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2007, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 421, page 31; easement of record in Book 10460, page 405; power of attorney of record in Instrument No. 20020628-0078342; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 506 N Wilson Blvd., Nashville, TN 37205
(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 September, 2007.

Lisa A. Cochran

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Lisa A. Cochran, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 24th day of September, 2007.

Notary Public

My Commission Expires:
10 - 25 - 2008

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires October 25, 2008