Davidson County DEEDWARR
Recvd: 07/02/08 14:41 2 pgs
Fees:13.00 Taxes:584.60

20080702-0068577

Prepared by:
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Attorney at Law
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Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $158,000.00

Bonnie Bottoms
Affiant

Subscribed and sworn to before me this 9th day of May 2008.

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public
My commission expires: 1/23/10

Address of New Owner:	Send Tax Bills to:	Tax Information
Jennifer Ashmore 3192 Penn Meade Way Nashville TN 37214	Same	052130B40000C0

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Phillip M. Cochran an unmarried person hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Jennifer M. Ashmore, unmarried, and Sally A. Morgan, unmarried hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 15 on the Plan of River Glen Phase 6 of record in Instrument No. 20050602-0062805 and a part of the Horizontal Property Regime of River Glen, a horizontal property regime created under a Master Deed and By Laws of record in Book 7566 Page 571 and submitted by Declaration of Submission of record in Instrument No. 20050713-0081132 Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Phillip M. Cochran by deed from NVR, Inc. a Virginia corporation T/A Fox Ridge Homes of record in Instrument No. 20060427-0048305 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2008 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of River Glen Phase 6 of record in Instrument NO. 20050602-0062805 Register's Office for Davidson County, Tennessee 3) Covenants, conditions, restrictions, reservation, easements liens for assessments options power of attorney and limitations on title created by the Tennessee "Horizontal Property Act" TCA and as set forth in the Master Deed recorded in Book 7566 Page 571 and submitted in Instrument No. 20050713-0081132 Register's Office for Davidson County, Tennessee the premises herein is a condominium apartment established pursuant to the provisions of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to easements, rights, and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the master "Deed " establishing a horizontal property regime of River Glen Condominiums.

This property is improved property known as 3192 Penn Meade Way, Nashville, Tennessee 37214

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), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 9th day of June, 2008.

Phillip M. Cochran

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Phillip M. Cochran , the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 9th day of June, 2008.

Notary Public

My Commission expires: 3/29/11

FILE NO: WG1831

