10-1-2023

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF
The actual consideration or value, whichever is greater, for this transfer is $264,000.00

BILL GARRETT, Davidson County
Trans:T20100034086 DEEDWARR
Recvd: 06/04/10 12:36 2 pgs
Fees:13.00 Taxes:976.80
20100604-0043487

Affiant

Subscribed and sworn to before me, this 28 day of May, 2010

LEAH A. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My commission expires: My Commission Expires October 28, 2012

02-1004-46946

Address of New Owner:	Send Tax Bills to:	Tax Information
Phillip B. Lawson	Fifth Third Mortgage 5050 Kingsley Dr. Cincinnati, OH 45263	155-16-0-A-320.00CO
7061 Meadow Ridge Circle Nashville TN 37221		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Christopher L. Cochran and Sarah E. Cochran f/k/a Sarah E. Freck, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Phillip B. Lawson and Jennifer D. Lawson, Husband and Wife, hereinafter called the Grantees, their successors 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 Lot No. 67, on the Plan of Traceside, Section Nine, of record in Instrument No. 20000103-0000455, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Christopher L. Cochran and Sarah E. Freck, both unmarried by deed from Centex Homes, a Nevada General Partnership, dated June 29, 2000, recorded July 11, 2000, of record in Instrument No. 20000711-0068701, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 7061 Meadow Ridge Circle, Nashville, TN 37221

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 28th day of May, 2010.

Christopher L. Cochran

Sarah E. Cochran

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Christopher L. Cochran and Sarah E. Cochran, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 28th day of May, 2010.

State of Tennessee at Large

My Commission expires

11/9/14

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