WARRANTY DEED

return to:
Foundation Title & Escrow, LLC
30 Burton Hills Blvd, Suite 175
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of April, 2012.

Notary Public

MY COMMISSION EXPIRES: 7/3/12

(AFFIX SEAL)

KELLY ANN CALLAGHAN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Natasha Gitch	Mortgage Investors Group	180030A12500CO
(NAME)	(NAME)	
7129 Holt Run Drive	8320 East Walker Springs Suite 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Knoxville TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20120032136 DEEDWARR
Recvd: 05/02/12 12:34 2 pgs
Fees:13.00 Taxes:1036.00
20120502-0037615

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, **Scott Cochran and wife, Ryan Leigh Cochran**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Natasha Gitch, unmarried**, hereinafter called the GRANTEE(S), their heirs and/or 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. 61, on the Plan of Section Three, Stone Creek Park, of record in Plat Book 9700, Page 956, of the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Scott Cochran and wife, Ryan Leigh Cochran by Warranty Deed from Christopher L. Nichols and wife, Lori E. Nichols dated May 12, 2006 of record in Instrument No. 200605170057748, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

Taxes for the year 2012, and subsequent years, a lien not yet due and payable.
All matters on the Plan of record in Plat Book 9700, Page 956, Register's Office for Davidson County, Tennessee.
All matters on the PUD Boundary Plat of record in Plat Book 9700, Page 266, Register's Office for Davidson County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 10324, Page 365 and as amended in Instrument No. 201071900976875, Register's Office for Davidson County, Tennessee.

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 7129 Holt Run Drive, Nashville, TN 37211
(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), their heirs and/or 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), their heirs and/or 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 our hands this 26th day of April, 2012.

Scott Cochran

Ryan Leigh Cochran

State of Tennessee
County of Williamson

Personally appeared before me Scott Cochran and Ryan Leigh Cochran, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 26th day of April, 2012.

Notary Public
My Commission Expires: 9/23/13

DONALD R. BARRETT, JR.
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027