BILL GARRETT, Davidson County
Trans:T20120082631 DEEDWARR
Recvd: 10/30/12 15:23 2 pgs
Fees:13.00 Taxes:229.40

20121030-0099683

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
1000 Corporate Center Drive, Suite 125
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $62,000.00

Affiant

Subscribed and sworn to before me this 10 day of Oct 2012

Notary Public
My commission expires: 7/6/15

Mail
Parthenon Title Agency
85 White Bridge Road
Suite 100-B
Nashville, TN 37205

Address of New Owner:	Send Tax Bills to:	Tax Information
Cao Phung 580 Heritage Lane Madison, TN 37115	Peoples Home Equity 130 N Seven Oaks Dr Knoxville TN 37922	042070A16700CO

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, **Brian T. Cockerham and wife, Shannon C. Cockerham,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Cao Phung and wife, Anne Phung,** 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:

Land in Davidson County, Tennessee, being Lot No. 404 on the Plan of Heritage Square Phase Four, as of record in Plat Book 6250, page 178, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Brian T. Cockerham and wife, Shannon C. Cockerham by deed from Troy A. Frazier and wife, Laurie J. Bolt, now known as Laurie J. Bolt Frazier, dated May 18, 2007 and recorded in Instrument No. 20070613-0071043, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 580 Heritage Lane, Madison, TN 37115

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 the 9th day of October, 2012.

Brian T. Cockerham

Shannon C. Cockerham

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 **Brian T. Cockerham and Shannon C. Cockerham,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this the 9th day of October, 2012.

Notary Public

HENRY E. RAGLE, IV
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission expires: 6-23-14

FILE NO: 2012092267