BILL GARRETT, Davidson County
Trans:T20120087044 DEEDWARR
Recvd: 11/14/12 15:55 3 pgs
Fees:18.00 Taxes:1072.63
20121114-0105035

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
2 Cadillac Drive
Brentwood, TN 37027

ADDRESS NEW OWNER:
Timothy R. Discenza
256 Windsor Terrace Drive
Nashville, Tennessee 37221

SEND TAX BILL TO:
Owner

MORTGAGEE:

None

MAP	**143-1**
GROUP	**B**
PARCEL	**256.00co**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **William J. Cochrane and wife, Mary E. Cochrane,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Timothy R. Discenza and Lisa K. Discenza, husband and wife,** 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 Unit No. 256 as shown on the final plat of Phase 5, Windsor Terrace Condominiums, of record in Book 11190, page 93, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to William J. Cochrane by deed dated 09/05/2000 from Gianikas Contractors, Inc., a Tennessee Corporation of record in Inst No. 20000906-0088332, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2012 and subsequent years.

This is **improved** property known as **256 Windsor Terrace Drive, Nashville, Tennessee 37221.**

*Mary E. Cochrane, spouse of William J. Cochrane, hereby joins in this conveyance transferring all her right, title, and interest in said property, marital or otherwise.

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, GRANTORS do covenant with the said GRANTEES that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 our hands this the **6th** day of **November, 2012.**

William J. Cochrane

Mary E. Cochrane

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **William J. Cochrane and wife, Mary E. Cochrane**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 6th day of November, 2012.

Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5/3/2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $289,900.00.-

AFFIANT

Subscribed and sworn to before me on this 6th day of November, 2012.

Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5/3/2016