WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/30/12 12:52 2 pgs
Fees:13.00 Taxes:279.35
20121130-0110017

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$75,500.00.**

Affiant

Subscribed and sworn to before me this 27th day of November, 2012

Notary Public
My Commission expires: 1-6-14
(Affix Seal)

JENNIFER R. PIERCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Jennifer Marie Cochran	New Owner	64-13-B158CO
303 Laurel Hill Drive		
Old Hickory, TN 37138	,	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Ruth M. Neely (a/k/a Mable R. Neely)** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Jennifer Marie Cochran**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 303, Laurel Hill Courtyard Homes, as of record in Book 6900, Page 573, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to James H. Neely and wife, Ruth M. Neely from Deborah M. Ashworth Nowels and husband, Scott G. Nowels by Warranty Deed on August 25, 1994, of record in Book 9447, Page 805, Register's Office for Davidson County, Tennessee. Said James H. Neely having since died.

Ruth M. Neely and Mable R. Neely are one and the same person

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2013 and subsequent years which are a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 6900, Page 573, Register's Office Davidson for County, Tennessee.
- Covenants, conditions, and restrictions as set forth in Master Deed recorded in Book 7466, Page 438; amended in Book 7717, Page 82; restated in Book 8199, Page 779, Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Book 6566, Page 208, Register's Office for Davidson County, Tennessee.

This is improved property known as: **303 Laurel Hill Drive, Nashville, TN 37204**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 November 27, 2012.

Ruth M Neely BY Sherrie N Rochelle AS ATTY IN FACT

Ruth M. Neely by
Sherrie N. Rochelle as Attorney in Fact

STATE OF TENNESSEE

COUNTY OF WILSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared SHERRIE N. ROCHELLE, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for RUTH M. NEELY (A/K/A MABLE R. NEELY), the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name RUTH N. NEELY, the bargainor(s), by the said SHERRI N. ROCHELLE, as Attorney-in-Fact. POA in 20121113-0104072

WITNESS my hand and seal, this 27TH day of NOVEMBER, 2012.

NOTARY PUBLIC My Commission Expires: 1-6-14

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature My commission expires: 7/6/15

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY