132,000.00

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $132,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS **25th** day of **March, 2013** Notary Public MY COMMISSION EXPIRES: 10/15/16 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20130025062 DEEDWARR
Recvd: 03/28/13 08:26 2 pgs
Fees:13.00 Taxes:488.40
20130328-0030331

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Katherine B. Cochran	Franklin American Mortgage Co.	141-6-D-27.00
(NAME)	(NAME)	
3055 Harpeth Springs Drive Unit 27	501 Corporate Centre Dr. #400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Kevin F. Zrinski, an unmarried person**, hereinafter called the Grantor, hacw bargained and sold, and by these presents do transfer and convey unto **Katherine B. Cochran, an unmarried person**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being a certain Condominium Apartment with Private Elements in Davidson County, Tennessee, being Unit No. 27, as specified on the plan of Riverbridge Community of record in Instrument No. 20030213-001999, and as created under the Declaration of Covenants, Conditions and Restrictions for the Townhomes of Riverbridge, establishing a Horizontal Property Regime (with private elements), created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as of record in Instrument No. 20030205-0016032, as amended in Instrument No. 20050520-0056889, Register's Office for Davidson County, Tennessee; including, without limitation, the By-Laws of record in Instrument No. 20030218-0020987, said Register's Office. Reference is hereby made to the plan of Riverbridge Community, for placement of Units and for a more complete identification and description of such Unit.

Being the same property conveyed to Kevin F. Zrinski, a single man by Warranty Deed from Dana Gibbs, unmarried, dated March 28, 2008, filed April 4, 2008, in Instrument No. 20080404-0034451, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved property, known as 3055 Harpeth Springs Drive Unit 27, 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 Grantee, her heirs and assigns forever; and I do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her 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 **25th** day of **March, 2013.**

Kevin F. Zrinski

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, **Kevin F. Zrinski, unmarried**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **25th** day of **March, 2013.**

Notary Public

CHRIS CANTRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 5, 2015

My commission expires: