WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130037531 DEEDWARR
Recvd: 05/06/13 11:43 2 pgs
Fees: 13.00 Taxes: 654.16
20130506-0045454

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $176,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of May, 2013.

Notary Public

MY COMMISSION EXPIRES: 10-21-13

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC COUNTY SEAL

THIS INSTRUMENT WAS PREPARED BY:
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 390 Mallory Station Road, Suite 107, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Tracy M. Cockcroft	Guaranty Trust Company	182-01-0A-063.00CO
(NAME)	(NAME)	
1004 Morning Court	316 Robert Rose Drive	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013-4702	Murfreesboro, TN 37129	
(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(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **John P. Brocki and Cheryl A. Brocki, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Tracy M. Cockcroft,** an unmarried perso 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 all of Lot No. 63, on the Plan of PHASE ONE, SECTION TWO, SUNSET HILLS, as shown by plat appearing of record in Instrument No. 20071220-0146323, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to John P. Brocki and Cheryl A. Brocki, husband and wife by Warranty Deed dated September 18, 2008, from Lake Forest Homes, Inc., and filed for record on October 2, 2008, in Instrument No. 20081002-0099925, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) Subject to all matters as set forth on the plat of record in Instrument No. 20071220-0146323, (2) Restrictive Covenants of record in Instrument No. 20070605-0067129 and Amendment in Instrument No. 20110203-0009586, (3) All matters including but not limited to an Easement as shown of record in Book 5894, Page 186, (4) Storm Water Detention Agreement of record in Instrument No. 20060406-0039475, (5) Charter of the Homeowner's Association of record in Instrument No. 20070605-0067128, and (6) Conveyance of Common Area/Open Space to the Homeowner's Association of record in Instrument No. 20080211-0013604, Register's Office for County, .

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 1004 Morning Court, Antioch, TN 37013-4702
(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 1st day of May, 2013.

John P. Brocki

Cheryl A. Brocki

State of Tennessee
County of Williamson

Personally appeared before me John P. Brocki and Cheryl A. Brocki, 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 1st day of May, 2013.

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public
My Commission Expires: May 11, 2015

RETURN TO:
Stewart Title Company Tennessee Division
390 Mallory Station Road, Suite 107
Franklin, TN 37067