PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law

104 Woodmont Blvd., Suite 100

Nashville, Tennessee 37205

Phone (615) 298-3312 - Fax 292-8746

BILL GARRETT, Davidson County
Trans:T20130037699 DEEDWARR
Recvd: 05/06/13 15:08 2 pgs
Fees:13.00 Taxes:817.70
20130506-0045666

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(_____) Title No: 52472
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Edward Roberdeau Cochran, III Anna Lissa Cochran 5507 Tennessee Ave, Nashville, TN 37209	Edward Roberdeau Cochran III 5507 Tennessee Avenue Nashville, TN 37209

TAX MAP-PARCEL NUMBERS: 09106028000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$221,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Mark Hayes, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Edward Roberdeau Cochran, III and wife Annalissa Grant Cochran hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No 1418 of Block No. 201 on the Plan of Map Showing Extension of Plan No. 1, West Nashville, of record in Book 57, Page 173, Register's Office for said County.

Said Lot No. 1418 fronts 25 feet on the southerly margin of Tennessee Avenue and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed toMark Hayes by deed from Leo Elton Demoss, Jr., dated November 16, 2012, recorded November 20, 2012 in Instrument No. 20121120-0107165, Register's Office for Davidson County, Tennessee.

Subject property is not now, and never has been the residence of the grantor herein, nor any spouse or assigns.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2013, and subsequent years; The Plan, with Owner's Certificate, of record in Book 57 Page 173, said Register's Office, to which plan reference is hereby made for a more complete description.

This is improved property, known as: 5507 Tennessee Avenue, Nashville, Tennessee 37209

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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 FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 2nd day of May, 2013.

Mark Hayes

State of TENNESSEE

County of DAVIDSON

On this 2nd day of May, 2013 , before me the undersigned authority, personally appeared Mark Hayes , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-24-2017

Notary

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $221,000.00

Affiant

Sworn and subscribed before me this the 2nd day of May, 2013

My Commission Expires: 9-22-2015

JONNA L. HALL STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Notary Public