BILL GARRETT, Davidson County
Trans:T20130064793 DEEDWARR
Recvd: 07/30/13 08:57 3 pgs
Fees:18.00 Taxes:886.15
20130730-0078960

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

ADDRESS NEW OWNER:
Katheryn Koss
1513 Lillian Street
Nashville, Tennessee 37206

SEND TAX BILL TO:
MOrtgagee

MORTGAGEE:
F + M Bank
50 Franklin St.
Clarksville, TN 37401

MAP 83-13
GROUP
PARCEL 434.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Christopher C. Cochran and Sarah Tharpe Cochran, (fka Sarah Virginia Tharpe), husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Katheryn A. Koss, a sinle woman,** 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:

Land in Davidson County, Tennessee, being Lot No. 142 on the Plan of Block O, Lindsey Home Place, of record in Book 2, page 92, in the Chancery Court of Nashville Tennessee, Register's Office, Davidson County, Tennessee.

Said Lot No. 142 fronts 50 feet on the northerly side of Lillian Street and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to Christopher C. Cochran, unmarried and Sarah Virginia Tharpe, unmarried, tenants in common with rights of survivorship by deed dated May 27, 2010 from Jodi Lynn Duke Schroer, married of record in Instrument no. 20100603-0043176, 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 2013 and subsequent years.

This is **improved** property known as **1513 Lillian Street, Nashville, Tennessee 37206.**

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, GRANTORS do covenant with the said GRANTEE 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 GRANTEE, and 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 our hands this the **24th** day of **July, 2013.**

Christopher C. Cochran

Sarah Tharpe Cochran

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Christopher C. Cochran and Sarah Tharpe Cochran, husband and wife**, 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 24th day of July, 2013.

Mary Joe Hartz
NOTARY PUBLIC

MARY JOE HARTZ
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 $239,500.00.

AFFIANT

Subscribed and sworn to before me on this 24th day of July, 2013.

~~Mary Joe Hartz~~ Rachael A. Alexander
NOTARY PUBLIC

RACHAEL A ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: ~~5/3/2016~~
05/20/2017