Davidson County DEEDWARR
Recvd: 08/22/13 16:36 2 pgs
Fees:13.00 Taxes:1363.45
20130822-0088887

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $368,500.00

Affiant

Subscribed and sworn to before me, this 15th day of July, 2013

Notary Public

MY COMMISSION EXPIRES: 1-6-14
(AFFIX SEAL)

JENNIFER R. PIERCE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jackson Cothren	Renasant Bank	142-16-0B
(NAME)	(NAME)	(MAP)
240 Andover Way	2001 Park Place N #650	015.00-CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37221	Birmingham, AL 35203	
(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 consideration, the receipt of which is hereby acknowledged, I/we, Benjamin L. Dehner and wife Katherine C. Dehner, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Jackson Cothren and wife Marsha Cothren, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Arlington Green, Phase I of record in Plat Book 6900, Page 399, and amended in Book 7517, Page 281, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Benjamin L. Dehner and wife, Katherine C. Dehner by Warranty Deed from Todd Evans and spouse, Christina Evans of record at Instrument No. 20100622-0048569, dated June 18, 2010 and recorded on June 22, 2010, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 240 Andover Way, Nashville, Tennessee 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their 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/our hand(s) this 15th day of July, 2013.

Benjamin L. Dehner

Katherine C. Dehner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Benjamin L. Dehner; Katherine C. Dehner with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Nashville, Tennessee, on this the 15th day of July, 2013.

Notary Public

My Commission Expires: 7/6/2015

John M. Wells
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.

My commission expires: 7/6/15

Notary's Signature

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY