Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Return To:
McCann, Hubbard & Solomon
1804 Williamson Ct., Ste 201
Brentwood, TN 37027
615-377-3319

39-B
File #13-1307

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Kevin D. Dowdy and Andrea N. Dowdy, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto, **Tina M. Cochran and Kenneth J. Cochran, wife and husband**, 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. 125 on the Plan of First Revision, Riverside, Phase 3, as of record in Instrument Number 20010404-0032691, voided and replaced by Instrument Number 20040108-0003094, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Kevin D. Dowdy and Andrea N. Dowdy, husband and wife, by deed form NVR, Inc., a Virginia Corporation, Trading as Fox Ridge Homes, dated February 7, 2003, of record as Instrument No. 20030211-0018970, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 925 Glenridge Lane, 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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has 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. 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 THE EXECUTION HEREOF this 29th day of August, 2013.

Kevin D. Dowdy

Andrea N. Dowdy

BILL GARRETT, Davidson County
Trans:T20130076528 DEEDWARR
Recvd: 09/04/13 14:58 2 pgs
Fees:13.00 Taxes:895.40

20130904-0093295

State of Tennessee)
County of Davidson)

On this 29th day of August, 2013, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Kevin D. Dowdy and Andrea N. Dowdy, the bargainor(s), 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.

Notary Public

My Commission Expires: 5/20/14

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

State of Tennessee)
County of ~~Davidson~~ Williamson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 242,000.00.

Affiant

Sworn and subscribed before me on this the 29th day of August, 2013.

Notary Public

My Commission Expires: 9-23-13

ICIA R. HAMIL
STATE OF TENNESSEE NOTARY PUBLIC
LIAMSON CO.

NEW OWNER:
Ken Cochran
925 Glenridge Lane
Nashville, TN 37221

RESPONSIBLE FOR TAX PAYMENT:
New Owner

TAX MAP-PARCEL #:
142-13-B-125