BILL GARRETT, Davidson County
Trans:T20130079085 DEEDWARR
Recvd: 09/12/13 10:12 2 pgs
Fees:13.00 Taxes:1230.25

20130912-0096218

Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

This instrument prepared by and **Record and Return to:**
Parthenon Title Agency, LLC
85 White Bridge Road Suite 100-B
Nashville, TN 37205
(615) 829-5190

File No.: **13-1199**

WARRANTY DEED

THIS INDENTURE, made and entered into this **8/22/2013**, by and between **Joseph P Calandriello and Kitty M Calandriello, husband and wife**, parties of the first part, and **Christopher C Cochran and Sarah Virginia Tharpe Cochran, husband and wife**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Being the easterly 40 feet of Lot 11 and the westerly 20 feet of Lot No 10 on the Map showing Olivia W Sharpe's 2nd Addition to Nashville of record in Plat Book 421, Page 176, in the Register's Office, Davidson County, Tennessee and further described according to a survey made by John Kohl dated March 13, 1986, as follows:

Said parts of said lots front together 60 feet on the northerly side of Stratton Avenue and run back 155 feet more or less on the westerly line and 153 more or less on the easterly line to an alley in the rear, measuring 60 feet thereon..

Being the same property conveyed to Joseph P Calandriello and Kitty M Calandriello, husband and wife by deed dated February 15, 2007 from March Egerton, a married person of record as Instrument NO 200702160019815, Register's Office for said County.

This conveyance is made subject to: all restrictions and easements of record

Parcel ID # **83-5-428**
☒ Improved OR
☐ Unimproved property located at: **1503 Stratton Avenue, Nashville, TN 37206**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Joseph P Calandriello

Kitty M Calandriello

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Joseph P Calandriello and Kitty M Calandriello** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 22nd day of August, 2013..

Rebecca L. Garland
Notary Public

My Commission Expires: 5/8/17

REBECCA L. GARLAND NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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Owner's Name: **Christopher C Cochran and Sarah Virginia Tharpe Cochran**

and Address: **1503 Stratton Avenue, Nashville, TN 37206**

Mail tax bills to, (Person or Agency responsible for payment of taxes)

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$332,500.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

M L Hickmott
Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 22nd day of August, 2013..

Robert M Loffi
Notary Public

My Commission Expires: 5-3-16

ROBERT M. LOFFI STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY