WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130097821 DEEDWARR
Recvd: 11/18/13 10:54 2 pgs
Fees:13.00 Taxes:405.15
20131118-0118693

SELINA HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON, TN
My Comm. Expires May 5, 2015

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 109,500.00

Lora K Cochrane
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of November, 2013.

Notary Public:

MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Lora Cochrane	Peoples Home Equity	Parcel ID:
5768 Brentwood Trace	5205 Maryland Way; Ste 100	160140B06800
Brentwood, TN 37027	Brentwood, TN 37027	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Dave Scobey and wife, Marilyn Scobey

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Lora Cochrane , unmarried

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Unit No. 5768 in the 2nd Revision of Brentwood Trace Condominiums, a horizontal property regime, located on Old Hickory Boulevard, Brentwood, Davidson County, Tennessee, as shown on the plat of record in Book 5200, Page 261, Register's Office for said County, and described in a Master Deed recorded in Book 5524, Page 415, amended in Book 5545, Page 510, Register's Office for Davidson County, Tennessee, to which reference is here made. The Easements, Restrictive Covenants, Conditions and Regulations imposed upon and relating to the Property, Apartments, Co-Owners and Tenants of Brentwood Trace Condominiums contained in the Master Deed and the By-Laws recorded in Book 5524, Page 415, and in Book 5524, Page 424, Register's Office for said County, Amendment to the Master Deed in Book 5545, Page 510, and Amendment to the By-Laws in Book 5537, Page 988, said Register's Office, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Dave Scobey and wife, Marilyn Scobey by deed from Allison M. Tabor Francy, married, of record in Instrument 20060918-0115243, said Register's Office, dated September 15, 2006.

This conveyance is subject to Master Deed, Restrictions and By-Laws of record in Book 5524, Page 415; Book 5524, Page 424; Book 5537, Page 988; Book 5545, Page 510; and Book 5868, Page 70, said Register's Office.

This conveyance is made subject to: (1) 2013 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 5200, Page 261, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 5768 Brentwood Trace, Brentwood, TN 37027

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 our hands this 14th day of November, 2013.

Dave Scobey

Marilyn Scobey

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dave Scobey and wife, Marilyn Scobey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of November, 2013.

My Commission Expires: 8/23/16

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.