THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 13100127** BILL GARRETT, Davidson County Trans:T20130101714 DEEDWARR Recvd: 12/04/13 09:32 2 pgs Fees:13.00 Taxes:1184.00 20131204-0123390	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $320,000.00. Affiant Subscribed and sworn to before me, this 26th day of November, 2013. Notary Public My Commission Expires: 10/18/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Joseph Mankin and Courtney Mankin 714 Omandale Drive Nashville TN 37204	Send Tax Bills To: ~~New Owner~~ Tennessee Bank + Trust 4007 Hillsboro Road Nashville, TN 37215	Tax Information: Tax Parcel ID No. 13211002900

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Catherine Cochran, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Joseph Mankin and Courtney Mankin, Husband and Wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 34, PLAN OF SOUTHMEADE SUBDIVISION, as shown on plat of record in Plat Book 1835, Pages 118-119, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Charles L. Cochran and wife, Catherine Cochran by Warranty Deed from Kelly W. Daniel and Cheryle M. Stoltman, recorded on the 17th day of December, 1997 in Deed Book 10725, Page 670, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SOUTHMEADE SUBDIVISION, as recorded in Plat Book 1835, Page(s) 118-119.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 714 Omandale Drive Nashville TN 37204.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of November, 2013.

Catherine Cochran

Catherine Cochran

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Catherine Cochran, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of November, 2013.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014