Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

The actual consideration or value, whichever is greater, for this transfer is $***290,000.00.

Affiant

Subscribed and sworn to before me this 5th day of December, 2013.

Notary Public

My Commission Expires: _____

TARA JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires September 9, 2014

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO | MAP & PARCEL NOS. |
|---|---|---|
| Thomas L. Cocke<br>700 Sills Court<br>Nashville, Tennessee 37220 | F&M Bank<br>50 Franklin Street<br>Clarksville, Tennessee 37040 | MAP 146-07-0<br>PARCEL 001.00 |

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Two Hundred Ninety Thousand and 00/100 Dollars ($***290,000.00) cash in hand paid, the receipt of which is hereby acknowledged, we, William E. Bryan and Katherine Bryan, husband and wife, (hereinafter called the "GRANTORS"), have bargained and sold, and by these presents do transfer and convey unto Thomas L. Cocke, unmarried, (hereinafter called the "GRANTEE"), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 1 on the Plan of Creighton Meadows of record in Plat Book 2854, Page 48, 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 William E. Bryan and wife, Katherine Bryan, by Warranty Deed dated September 1, 2005, from John L. Jetton and wife, Mary Ann Jetton, of record as Instrument No. 20050909-0108857 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 700 Sills Court, Nashville, Tennessee 37220.

TO HAVE AND TO HOLD the aforesaid real estate, together with any and all appurtenances and improvements thereunto belonging to the said GRANTEE, his heirs and assigns, in fee simple, forever.

GRANTORS COVENANT with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

BILL GARRETT, Davidson County
Trans:T20130103126 DEEDWARR
Recvd: 12/09/13 16:04 2 pgs
Fees:13.00 Taxes:1073.00
20131209-0125022

1. Real estate taxes for 2014 and all future years which have been assumed by the Grantee herein, the current year taxes having been paid at closing and prorated between the parties herein.

2. Matters, if any, shown on the Plan of Creighton Meadows of record in Book 2854, page 48, in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

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

IN WITNESS WHEREOF, the GRANTORS have executed this instrument on this the 5th day of December, 2013.

William E. Bryan

Katherine Bryan

**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William E. Bryan and Katherine Bryan, the bargainors, 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 5th day of December, 2013.

Notary Public

My Commission Expires: 8.21.17

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY