WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130106845 DEEDWARR
Recvd: 12/26/13 09:51 2 pgs
Fees:13.00 Taxes:1200.65
20131226-0129739

CONNIE J BUCHANAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $324,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **6th** day of **December, 2013**

Notary Public

MY COMMISSION EXPIRES: 6/15/14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joshua B. Cockerham and Tracy A. Cockerham	Franklin American Mortgage Company	155-00-0-239.00
(NAME) 8319 Collins Road	(NAME) 501 Corporate Centre Drive, Suite 400	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Franklin, TN, 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/WE, **Ronald G. Holdaway and Karen A. Holdaway, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Joshua B. Cockerham and Tracy A. Cockerham, husband and wife**, 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

Land in Davidson County, Tennessee, being Lot No. 2 on the plan of Lot 1 and 2 Collins Subdivision of record in Plat Book 6200, page 515, Register's Office for said County and to which plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Ronald G. Holdaway and wife, Karen A. Holdaway by deed from Curtis S. Mitchell and wife, Laura D. Mitchell dated August 14, 2006, of record in Instrument No. 20060823-0104000, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 8319 Collins Road, 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 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, has 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 **6th** day of **December, 2013**

RONALD G. HOLDAWAY

x Ronald G. Holdaway
Ronald G. Holdaway

Karen A. Holdaway

x Karen A. Holdaway
Karen A. Holdaway

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF ~~Davidson~~ Bay County

Personally appeared before me, the undersigned authority, **Ronald G. Holdaway and Karen A. Holdaway**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this ~~6th~~ 12TH day of **December, 2013**

JOHN E. HUFFMAN II
MY COMMISSION # EE 158105
EXPIRES: January 9, 2016
Bonded Thru Notary Public Underwriters

x
Notary Public

My commission expires: 01/09/2016 x

Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122