WARRANTY DEED

B-KW-13-704

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $278,000.00

Affiant

Subscribed and sworn to before me, this 7th DAY OF January, 2014.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

TAMMY A. RUZKA
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires Oct 30, 2017

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew A. Kuyper	Churchill Mortgage (NAME)	
704 Collins Trace Court	761 Old Hickory Blvd #400 (ADDRESS)	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Brentwood TN 37027	155-08-0-C 183.00CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JOSHUA COCKERHAM AND WIFE, TRACY COCKERHAM, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MATTHEW A. KUYPER AND WIFE, MARGARET E. KUYPER, hereinafter called the Grantee(s), their heirs and assigns, that 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. 183, ON THE PLAN OF POPLAR CREEK ESTATES, PHASE 2, AS SHOWN ON PLAT OF RECORD IN PLAN BOOK 6900, PAGES 339 - 347, AS AMENDED IN PLAN BOOK 7900, PAGES 888 & 889, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JOSHUA COCKERHAM AND WIFE, TRACY COCKERHAM BY WARRANTY DEED DATED 04/14/2008 FROM HOWARD P. LEVINE AND WIFE, VIRGINIA D. LEVINE OF RECORD IN INSTRUMENT 200804220041161, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2014 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN PLAN BOOK 6900, PAGES 339 - 347, PLAN BOOK 7900, PAGES 888 - 889; BOOK 9472, PAGE 824; BOOK 7099, PAGE 299; BOOK 7120, PAGE 125; INSTRUMENT 200001240007575; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 704 Collins Trace Court, Nashville, Tennessee 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20140001804 DEEDWARR
Recvd: 01/09/14 09:19 2 pgs
Fees:13.00 Taxes:1028.60
20140109-0002293

Witness my/our hand(s) this 7th day of January, 2014.

Joshua Cockerham

Tracy Cockerham

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSHUA COCKERHAM AND TRACY COCKERHAM, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th day of January, 2014.

Notary Public
My Commission Expires:
(SEAL)

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903