File No. 144062

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140034395 DEEDWARR
Recvd: 05/16/14 13:49 2 pgs
Fees:13.00 Taxes:647.13
20140516-0042376

TINA D. BROWN NOTARY PUBLIC AT LARGE WILSON COUNTY TENNESSEE

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $174,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF APRIL, 2014.

Notary Public

MY COMMISSION EXPIRES: 12-10-2017
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Venture Title, LLC
3027 Highway 31 W
White House, TN 37188
615-672-4343

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ryan Emerson and Ashley Emerson	**Churchill Mortgage Corp.**	090-12-0-293.00
(NAME)	(NAME)	
6243 Futura Drive	**761 Old Hickory Blvd. Ste. 100**	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37209	**Brentwood, Tn. 37027**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE **CANDACE H. COCKRELL AND ERIC W. COCKRELL, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RYAN M. EMERSON AND ASHLEY M. EMERSON, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), 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. 12 on the Plan of Section I, Foundry Heights, as of record in Book 3600, Page 16, Register's Office for Davidson County, Tennessee.

SAID lot fronts 52.63 feet on the westerly side of Futura Drive and runs back 175.33 feet on the north line and 183.87 feet on the south line to a dead line in the rear, on which it measures 93 feet.

BEING the same property conveyed to Candace H. Cockrell and Eric W. Cockrell, wife and husband, as joint tenants with right of survivorship and not as tenants in common, by Quitclaim Deed from Candace H. Cockrell f/k/a Candace J. Hastings, dated March 19, 2012 and recorded July 6, 2012 in Instrument Number 20120706-0059576, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) the lien of taxes and assessments for the current year and subsequent years; (2) all applicable zoning ordinances; (3) utility, sewer, drainage and other easements of record; (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; and, (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as: 6243 Futura Drive, Nashville, Tennessee 37209

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.

Witness my/our hand(s) this 29th day of April, 2014.

Candace H. Cockrell

Eric W. Cockrell

STATE OF TENNESSEE

COUNTY OF ROBERTSON

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

Witness my hand at office this 29th day of April, 2014.

Commission expires: 3/28/15

Notary Public

TRACI H PEAY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY