BILL GARRETT, Davidson County
Trans:T20140044126 DEEDWARR
Recvd: 06/23/14 09:05 2 pgs
Fees:13.00 Taxes:2025.75

20140623-0054355

WARRANTY DEED

KAREN H. SUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 147,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of June, 2014

Notary Public:

MY COMMISSION EXPIRES: 5-3-16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Camilla Elizabeth Ruark	NEW OWNER	Parcel ID:
751 Benton Avenue		10510031000
Nashville, TN 37204		

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, we

William S. Cochran, Jr. and wife, Eden W. Cochran

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Camilla Elizabeth Ruark

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:

BEING Lot No. 1 and the easterly half of Lot No. 2 of Block No. 8 of the Subdivision of Blocks No. 1 to 8 inclusive in Yarbrough's Subdivision of Woodland, of record in Book 57, Page 155, Register's Office for Davidson County, Tennessee.

Said Lot No. 1 and the easterly half of Lot No. 2 front together 75.0 feet on the southerly side of Benton Avenue, formerly Jefferson Street and run back between parallel lines southwardly, with the westerly margin of Grantland Avenue, 165.0 feet to an alley.

Being the same property conveyed to William S. Cochran, Jr. and Eden W. Cochran by deed from Peter A. Mollica and Carey J. Mollica, of record in Instrument 20000426-0041254, dated April 25, 2000, Register's Office for said County.

This conveyance is made subject to: (1) 2014 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 57, Page 155, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 751 Benton Avenue, Nashville, TN 37204

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, 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 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 20th day of June, 2014.

William S. Cochran, Jr.

Eden W. Cochran

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 S. Cochran, Jr. and Eden W. Cochran, 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 at Nashville, Tennessee this 20th day of June, 2014.

My Commission Expires: 8/23/16

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.