BILL GARRETT, Davidson County
Trans:T20140044644 DEEDWARR
Recvd: 06/24/14 12:30 2 pgs
Fees:13.00 Taxes:2405.00
20140624-0054970

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref:(DM) Title No: 53574
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
William Sherrard Cochran, Jr. Eden Wolfe Cochran 1209 Cliftee Drive Brentwood, Tennessee 37027	NEW OWNER

TAX MAP-PARCEL NUMBERS: 15906001100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$650,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Charles A. Barton, Jr., unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **William Sherrard Cochran, Jr. and Eden Wolfe Cochran, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Taggart wood of record in Book 4175, page 60, Register's Office for said County.

Said Lot No. 19 fronts 255 feet on the westerly margin of Cliftee Drive and extends back 255 feet on the northerly line and 494.72 feet on the southerly line to a dead line in the rear, measuring 349.99 feet thereon.

Being the same property conveyed to Charles A. Barton, Jr., by warranty deed from Olivia Elizabeth Sabel, unmarried dated May 31, 2007 and recorded on June 01, 2007 of record in Doc. No. 20070601-0065362, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2014, and subsequent years; The Plan, with Owner's Certificate, of record in Book 4175 Page 60, said Register's Office, which Plan shows a minimum building setback line and a 10 foot easement for public utility and drainage purposes along the rear and northerly line of said lot. And a 2.5 X 30 foot utility anchor easement located on the southeasterly front corner of said lot. And an easement for TVA right of way along the northerly portion of said lot and a fire hydrant located on the northeasterly front corner of said lot.

This is improved property, known as: 1209 Cliftee Drive, Brentwood, Tennessee 37027

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 20th day of June, 2014.

Charles A. Barton, Jr.

State of TENNESSEE
County of DAVIDSON

On this 20th day of June, 2014 , before me the undersigned authority, personally appeared Charles A. Barton, Jr. , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-24-2017

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $650,000.00

Affiant

Sworn and subscribed before me this the 20th day of June, 2014

My Commission Expires: 9-9-14

Notary Public

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.