Davidson County	DEEDWARR
Recvd: 11/12/14 09:06	2 pgs
Fees:13.00 Taxes:451.40	
20141112-0103930	

WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$122,000.00.**

Affiant

Subscribed and sworn to before me this 5 day of November, 2014

Notary Public
My Commission expires: 4/2/18
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Vanessa Lynn Greer	New Owner	080-12-0-130.00
2701 Hydes Ferry Road		
Nashville, TN 37218	,	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Kevin A. Cothran, unmarried and Audrey Holloman, unmarried (formerly Audrey H. Cothran)** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Vanessa Lynn Greer, unmarried** , her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 38 on the Plan of River Meadows, Section 2 of record in Plat Book 11700, Page 21, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Kevin A. Cothran and wife, Audrey H. Cothran from AHR Development, Inc. by Warranty Deed on October 18, 2001, of record in Instrument Number 20011023-0115629, Register's Office for Davidson County, Tennessee. Said Kevin A. Cothran and Audrey H. Cothran having since divorced and Audrey H. Cothran is n/k/a Audrey Holloman.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2015 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 11700, Page 21, Register's Office for Davidson County, Tennessee.
- Easements of record in Book 3675, Page 518; Book 4462, Page 81 and Book 4723, Page 396, Register's Office for Davidson County, Tennessee.
- Title to that portion of the land lying below the ordinary low water mark of the Cumberland River. Easement for the flow of the waters of the Cumberland River and the rights of the public therein. Rights of the upper and lower riparian owners to the flow of the water of Cumberland River, free from diminution or pollution.
- Easement for ingress and egress to and from the cemetery.

This is improved property known as: **2701 Hydes Ferry Road, Nashville, TN 37218**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 October 31, 2014.

Audrey Holloman
Audrey Holloman

Kevin A. Cothran
Kevin A. Cothran

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Kevin A. Cothran and Audrey Holloman** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this October 31, 2014

My commission expires 1-6-2015

Notary Public

CARL E. DUNPHY II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE

True Copy Certification
I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Connie Buchanan
Connie Buchanan

State of Tennessee / County of Wilson SS:
Personally appeared before me, Rebecca Moss, a notary public for this county and state, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Moss
Rebecca Moss

My Commission Expires: 12/18/17

REBECCA MOSS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES DECEMBER 18, 2017