WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JANUARY, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

LATRECE MCADOO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2018

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joel D. Williams Jr.	Joel D. Williams Jr.	172120a04400co.
(NAME)	(NAME)	
6009 Bradford Hills Drive	6009 Bradford Hills Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Greg Cochran and Regina Sanders, Trustees under the Irrevocable Trust Agreement of Peggy J. Cochran dated March 10, 2009, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joel D. Williams Jr., unmarried 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. 55 on the Plan of Section One Bradford Hills, as of record in Plat Book 7900, Page 6, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Greg Cochran and Regina Sanders, Trustees under the Irrevocable Trust Agreement of Peggy J. Cochran dated March 10. 2009, by deed of record in Instrument NO. 20090313-0022715, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 6009 Bradford Hills Drive, Nashville, TN 37211

(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 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.

BILL GARRETT, Davidson County
Trans:T20150004518 DEEDWARR
Recvd: 01/20/15 10:17 2 pgs
Fees:13.00 Taxes:703.00
20150120-0005279

Witness our hands this 15th day of January, 2015.

Greg Cochran and Regina Sanders, Trustees under the Irrevocable Trust Agreement of Peggy J. Cochran dated

By: Greg Cochran Trustee

Greg Cochran and Regina Sanders, Trustees under the Irrevocable Trust Agreement of Peggy J. Cochran dated

March 10, 2009

Greg Cochran and Regina Sanders, Trustees under the Irrevocable Trust Agreement of Peggy J. Cochran dated

By: Regina Sanders Trustee

Greg Cochran and Regina Sanders, Trustees under the Irrevocable Trust Agreement of Peggy J. Cochran dated

March 10, 2009

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 15th day of January, 2015, before me, personally appeared Greg Cochran and Regina Sanders as Trustees of the Irrevocable Trust Agreement of Peggy J. Cochran dated March 10, 2009, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be their free act and deed..

Witness my hand and official seal at Franklin, Tennessee this 15th day of January, 2015.

Commission expires:

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017

Notary Public