Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20150008882 DEEDWARR
Recvd: 02/04/15 12:34 2 pgs
Fees:13.00 Taxes:1365.30
20150204-0010555

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $369,000.00

Affiant

Subscribed and sworn to before me, this 30 day of January, 2015

Notary Public
My commission expires:

03-1501-38317

Address of New Owner:	Send Tax Bills to:	Tax Information
Rodney D. Clawson P.O. Box 121859 Nashville TN 37212	New Owner	132-13-0-005.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Debra Smith Cochran, an unmarried woman, and E. Randall Cochran, an unmarried man**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Rodney D. Clawson and wife, Nicolle A. Clawson**, hereinafter called the Grantees, their successors 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 the easterly part of Lot No. 4 on the Plan of Oakhill Subdivision No. 1, as of record in Plat Book 547, page 49, Register's Office for said County, described as follows:
Beginning on the southerly margin of Battery Lane at the corner of Lots Nos. 4 and 5; thence with said road, westwardly 103 feet, more or less, to the northeast corner of the property conveyed to John H. Brooks and wife, by deed from Mary Maxwell Claiborne Record and husband, of record in Book 1303, page 393, Register's Office of Davidson County; thence with said Brooks' easterly line, southwardly 710 feet more or less, to the southerly line of said Subdivision; thence with said line, eastwardly 100 feet to the corner of Lots Nos. 4 and 5; thence with the line between said two lots, northwardly 750 feet to the beginning.
INCLUDED in the above described property, but EXCLUDED from this conveyance is that part of the above described property conveyed by Bobby K. Barnes and wife, Joyce Barnes, by deed of record in Book 3617, page 483, and described as follows:
Beginning at an iron stake in the line between Lots No. 4 and 5 on said Plan, being also in the western boundary line of the Waterswood Acres Subdivision, of record in Book 3300, page 92, Register's Office of Davidson County, said point being 451.3 feet southerly from the southerly margin of Battery Lane, as shown on said Plan; thence with said line between said Lots Nos. 4 and 5, and the western boundary line of said Waterswood Acres Subdivision, southwardly 299.7 feet to an iron stake in the southern boundary line of said Oakhill Subdivision; thence with the same, westwardly 100 feet to an iron stake; thence northwardly 293.7 feet to an iron stake, 432.3 feet southerly from the southerly margin of said Battery Lane; thence eastwardly 99.2 feet to the point of beginning.

Being the same property conveyed to David H. Carpenter and wife, Emogene Eudailey Carpenter by deed from Bobby K. Barnes and wife, Joyce Burkhalter Barnes of record in Book 3993, page 404, said Register's Office. David H. Carpenter has since died. Emogene Eudailey Carpenter has subsequently died and devised said property to David Morton Carpenter and Robert Lee Carpenter by will of record in Will Book 182, page 85, Probate Court for Davidson County, Tennessee.

Being the same property conveyed to E. Randall Cochran and wife, Debra Smith Cochran, by deed from David Morton Carpenter and Robert Lee Carpenter, Devisees under the Last Will and Testament of Emogene Eudaily Carpenter, dated October 4, 1993, recorded October 5, 1993, of record in Book 9105, Page 645, Register's Office for Davidson County, Tennessee. E. Randall Cochran and Debra Smith Cochran having since divorced.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 935 Battery Lane, Nashville, TN 37220

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 29th day of January, 2015.

Debra Smith Cochran

Debra Smith Cochran

E. Randall Cochran by Debra Smith Cochran, his attorney-in-fact

E. Randall Cochran, by Debra Smith Cochran, his attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Debra Smith Cochran, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 29th day of January, 2015.

Kimbra Spann
State of Tennessee at Large

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission expires: 3/4/15.

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 Debra Smith Cochran, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for E. Randall Cochran and that she is authorized by E. Randall Cochran to execute this instrument on his behalf.

Witness my hand at Nashville, TN, this 29th day of January, 2015.

Kimbra Spann
State of Tennessee at Large

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My commission expires: 3/4/15.