Davidson County	DEEDWARR
Recvd: 03/16/15 14:21	3 pgs
Fees:18.00 Taxes:1132.20	
20150316-0022396	

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $206,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF MARCH, 2015.

Notary Public

MY COMMISSION EXPIRES: 6-21-15
(AFFIX SEAL)

LORI HOLLOWAY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc.
165 Indian Lake Blvd., Suite 106
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Lawana Webb	Franklin Synergy Bank	98-13C-193
(NAME)	(NAME)	
2232 Seven Points Circle	722 Columbia Avenue	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20150161

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, GERALD P. COCHRANE AND WIFE, BETTY S. COCHRANE**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **LAWANA WEBB, MARRIED**, 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. :

Land in Davidson County, Tennessee, being Lot No. 186, on the Plan of Phase 5, Section 1, The Meadows of Seven Points, of record in Instrument No. 20060522-0059944, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Gerald P. Cochrane and wife, Betty S. Cochrane by deed from Frank Batson Homes, Inc., dated August 20, 2007, of record in Instrument No. 20070821-0099985, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Declaration of Covenants, Conditions, and Restrictions for and the By-Laws appended thereto, of record in Book 11670, page 822 , said Register's Office; easements and setback lines as set forth on the above plan of record.

Unimproved ☐

This is improved ☒ property, known as 2232 Seven Points Circle, Hermitage, TN 37076
(House No.) . (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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands 13th day of March, 2015.

Gerald P. Cochrane

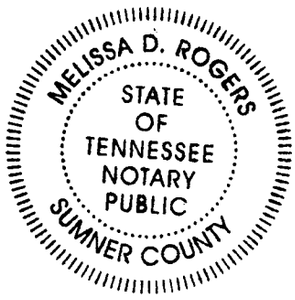
Betty S. Cochrane

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Gerald P. Cochrane and wife, Betty S. Cochrane, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of March, 2015.

Notary Public
My Commission Expires: 4/19/17



True Copy Certification

I, Kelsie Holloway, do hereby make oath that I am a licensed attorney and/or 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.

Kelsie Holloway
Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Philip Ellis a notary public for this county and state, Kelsie Holloway who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/23/16
Notary' Seal (if on paper)

PHILIP ELLIS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY