WARRANTY DEED

PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD TN 37027

RETURNED TO
C VRES 15-1021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $424,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF APRIL, 2015.

Notary Public

MY COMMISSION EXPIRES: 3/25/18 (AFFIX SEAL)

KIM MURRAY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jeff Cochran and Lauren Cochran	New Owner	
(NAME)	(NAME)	
1024 Belvidere Drive		**131-4-92.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **WILLIAM J. SENESE AND WIFE, ERIKA L. SENESE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JEFF COCHRAN AND LAUREN COCHRAN, HUSBAND AND WIFE,** hereinafter called the Grantee(s), their heirs and assigns, that 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. 19, Block 13 on the Plan of College Park, as of record in Plat Book 843, Page 29, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to William J. Senese and wife, Erika L. Senese by Warranty Deed from Russell L. Harrell, unmarried, recorded on the 24th day of January, 2006 in Instrument No. 20060124-0009253, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of COLLEGE PARK, as recorded in Plat Book 843, Page(s) 29.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1024 Belvidere Drive, Nashville, Tennessee 37204**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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:T20150026932 DEEDWARR
Recvd: 04/10/15 12:41 2 pgs
Fees:13.00 Taxes:1572.13
20150410-0031723

Witness my/our hand(s) this the 7th DAY OF APRIL, 2015.

William J. Senese by Erika L. Senese, Attorney-in-Fact

William J. Senese by Erika L. Senese,
Attorney in Fact

Erika L. Senese

Erika L. Senese

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Erika L. Senese, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of WILLIAM J. SENESE, and who acknowledged he/she/they executed the same as the free act and deed of the said WILLIAM J. SENESE.

Witness my hand and official seal, this the 7th of April, 2015.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ERIKA L. SENESE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th of April, 2015.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

RETURN TO:
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Nashville, TN 37212