WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/15/15 09:15 4 pgs
Fees:23.00 Taxes:1202.50
20150415-0033126

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 9/10/2018

(AFFIX SEAL)

DAVIDSON COUNTY NOTARY PUBLIC TENNESSEE STATE OF HILL L. SWOOD

File No.: ALW-15-4834

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bryan A. Wolf and Stacey H. Wolf	Farmington Mortgage, a Division Capstar Bank	XXXXXXXXX
(NAME)	(NAME)	
4834 Briarwood Drive	2002 Richard Jones Rd, Suite 300A	14705000400
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **MATTHEW SETH COCHRAN AND WIFE, ELIZABETH COCHRAN,** herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **BRYAN A. WOLF AND STACEY H. WOLF, 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. 559 on the Plan of Caldwell Hall, Section Fourteen, of record in Plat Book 3300, Page 77, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Matthew Seth Cochran and wife Elizabeth Cochran by Warranty Deed from Brian McGuinness and Kate McGuinness, husband and wife, recorded on the 31st day of May, 2012 in Instrument No. 20120531-0047239, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 4834 Briarwood Drive, Nashville, TN 37211
(House Number) (Street) (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 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.

Witness my/our hand(s) this 13th day of April, 2015.

Matthew Seth Cochran

Elizabeth Cochran

STATE OF Tennessee
COUNTY OF Davidson

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

Witness my hand and official seal, this the 13th day of April, 2015.

Notary Public
My Commission Expires: 10/18/16

(SEAL)

ADAM G. LaFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO
Stewart Title Company
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129
File # 01341-10830

RETURN TO:

Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203
(615)515-7171

CERTIFICATION OF TITLE

Notwithstanding any language to the contrary purporting to limit the liability arising therefrom or to qualify the information contained therein, I hereby certify that the information contained in the attached title commitment, as of the effective date stated thereon, is an accurate representation of title according to the official indexing of the public records of the situs county regarding the subject property. By splitting the net premium of the title insurance, the undersigned title company will also share in any title liability that may arise on the issued policy, including any and all costs stemming therefrom including but not limited to all court costs and reasonable attorneys' fee, specific to the percentage of the shared premium.

This ___ day of April, 2015.

Attorney or Closing Agent:

Signature

Sanya L. Arbogast

Print Name

For: Commerce Title & Escrow, LLC
(name of title company)

Property Address: 4834 Briarwood Drive
Nashville, TN 37211

THIS CERTIFICATION OF TITLE AND REFERENCED COMMITMENT MAY BE RELIED UPON ONLY BY THE CLOSING COMPANY/TITLE INSURANCE AGENT WITH WHOM TITLE IS SPLIT, RELATIVE TO THE ABOVE REFERENCED PROPERTY. ANY OTHER USE IS UNAUTHORIZED ABSENT OUR PRIOR WRITTEN APPROVAL.

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

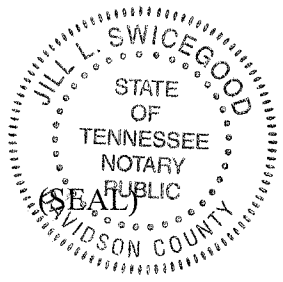
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L. Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Jill L. Swicegood

Notary Public

My Commission Expires: 9/10/2018