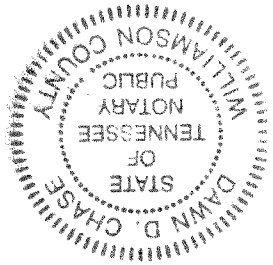
Davidson County	DEEDWARR
Recvd: 06/04/15 15:29	2 pgs
Fees:13.00 Taxes:943.50	
20150604-0052539	

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1st DAY OF MAY, 2015.

Notary Public

MY COMMISSION EXPIRES: 3/6/18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 9175 Carothers Parkway, Ste. 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Todd R Gledhill and Kathryn M. Justice	SunTrust Mortgage, Inc.	126 16 0A 626.00
(NAME)	(NAME)	
7445 Riverland Drive	901 Semmes Avenue, RVW-5023	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Richmond, VA 23224	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Fifty-Five Thousand And No/100 Dollars ($255,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Scott Cothran and wife, Rachel Cothran**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Todd R Gledhill and Kathryn M Justice, husband and wife**, 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:

Lot 381, Final Plat of Riverwalk Phase 4C, as shown on plan of record in Instrument No. 20060328-0035052, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Scott Cothran and wife, Rachel Cothran by Warranty Deed from Corinthian Custom Homes, Inc. dated September 28, 2007 and recorded October 2, 2007 in Instrument No. 20071002-0117286 in the said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved property, known as 7445 Riverland Drive, Nashville, TN 37221

File Number: FRN-151686 (DD) ✓ (OPH 153311) (SP) ✓
GEN 153135

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, has 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.

Witness our hands this 14th day of May, 2015.

Scott Cothran

Rachel Cothran

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Scott Cothran and wife, Rachel Cothran, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th day of May, 2015.

Notary Public

My Commission Expires: 9-10-1

(SEAL)

STATE OF TENNESSEE NOTARY PUBLIC
SUSAN L HEINRICH
COUNTY OF DAVIDSON

True Copy Certification

I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Connie Buchanan

State of Tennessee/ County of Wilson SS:

Personally appeared before me, Shelly M. Smith, a notary public for this County and State, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

File Number: FRN-151686

Shelly M. Smith

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018