WARRANTY DEED

COURTNEY K. BENJAMIN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 10-23-2018

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $104,000.00

Connie L. Ladd
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of July, 2015.

Courtney K. Benjamin
Notary Public

MY COMMISSION EXPIRES: 10/23/18
(AFFIX SEAL)

Return To:

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Robert J. Cochran and Susanna J. Cochran	Robert J. Cochran	76-1-118
(NAME)	(NAME)	
505 Debbie Drive	4428 Baton Rouge Dr.	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20151327

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, I/we, Delores D. Ladd , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Robert J. Cochran and Susanna J. Cochran, 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. :

Land in Davidson County, Tennessee, being Lot No. 106-B, of the Zone Lot Division of Lots 92, 98, 99, 100 & 107 on the Plan of Tulip Grove Woods, Phase I, of record in Plat Book 6250, page 324, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Delores D. Ladd by deed from Louise E. Andresen, an unmarried person, dated August 14, 1998, of record in Book 11070, page 338, Register's Office for Davidson County, Tennessee.

Unimproved ☐

This is improved ☒ property, known as 505 Debbie Drive, 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/we do covenant with the said GRANTEES that I/we am/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 I/we 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.

BILL GARRETT, Davidson County
Trans:T20150058266 DEEDWARR
Recvd: 07/17/15 10:26 2 pgs
Fees:13.00 Taxes:384.80
20150717-0069970

Witness my hand this 15th day of July, 2015

x Delores D. Ladd

Delores D. Ladd

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Delores D. Ladd, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

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

Melissa D. Rogers

Notary Public

My Commission Expires: 4/14/17

MELISSA D. ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY