NEW OWNER:

SHAWN W. COHENNO
4324 BRACKENWOOD DRIVE
OLD HICKORY, TN 37138

SEND TAX BILLS TO:

Shawn W. Cohenno
4324 Brackenwood Drive
Old Hickory, TN 37138

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 15-0843

Map & Parcel 06409016300

Space for Recorder's stamp

BILL GARRETT, Davidson County
Trans:T20150058948 DEEDWARR
Recvd: 07/20/15 13:42 2 pgs
Fees:13.00 Taxes:525.40
20150720-0070739

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Forty-Two Thousand and 00/100 Dollars ($142,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **BONNIE J. TEETERS, unmarried,** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **SHAWN W. COHENNO,** ("Grantee"), his/her heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

> Land located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 3 on the Plan of Southfork, Section I, as shown on the plat of the same of record in Plat Book 6250, Pages 884 and 885, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.
>
> Being the same property conveyed to BONNIE J. TEETERS, a single person by Warranty Deed from Andrew B. Ramer and wife, Becky Ramer, dated July 26, 2002, and of record in Instrument No. 20020805-0093163, Register's Office for DAVIDSON County, Tennessee.
>
> This description is the same as in the prior deed.
>
> THIS IS IMPROVED PROPERTY which has the address of **4324 BRACKENWOOD DRIVE, OLD HICKORY, TN 37138**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his/her heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 6250, Pages 884 and 885, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS MY SIGNATURE hereto this 9th day of July, 2015.

BONNIE J. TEETERS

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **BONNIE J. TEETERS**, 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 at office this 9th day of July, 2015.

NOTARY PUBLIC

My commission expires: MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMM. EXP. 8-26-2018

****

The actual consideration or value, whichever is greater, for ~~this~~ transfer is **$142,000.00**.

AFFIANT

Sworn to and subscribed to before me this 9 day of July, 2015.

NOTARY PUBLIC

My commission expires: 3/19/19

QUENN N. CRUM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY