BILL GARRETT, Davidson County
Trans:T20160013147 DEEDWARR
Recvd: 02/17/16 13:37 2 pgs
Fees:13.00 Taxes:629.00
20160217-0015030

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075
16-0018HV

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00.

Affiant

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY TENN.

SUBSCRIBED AND SWORN TO BEFORE ME THIS 3rd day of February, 2016.

Notary Public
Commission Expires: 7-24-2019

Address of New Owner	Send Tax Bills To:	Map & Parcel
Terry W. Woodall 4254 Gourley Road Pegram, TN 37143	OWNER	103-07-0-007.00

WARRANTY DEED

FOR AND IN 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,

Paul Ralph Cochran and Linda Covington Cochran, Trustees of the Cochran Revocable Trust, under Agreement dated January 4, 2006, by and through Paul Ralph Cochran, duly authorized Trustee

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Terry W. Woodall

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 the 8th, formerly the 12th, Civil District of Davidson County, Tennessee, being part of Lot No. 46 on the Plan of Richland Meadows, Section 1, as of record in Book 2083, Page 40, Register's Office for said County, described as follows:

Beginning at a point in the northerly margin of Oakmont Circle at the southwest corner of Lot No. 45 on said plan; thence with the northerly margin of said Circle westwardly 60 feet to a point 2.8 feet easterly from the southeast corner of Lot No. 47 on said plan; thence northwardly 152 feet to the northeast corner of said Lot No. 47; thence south 85° 43' east 57 feet to the northwest corner of said Lot No. 45; thence with the line between said Lots Nos. 45 and 46 southwardly 153 feet to the beginning.

BEING part of the same property conveyed to Cochran Revocable Trust, by Quitclaim Deed from Paul Ralph Cochran and wife, Linda Covington Cochran, dated 4/17/06 and recorded 7/5/06 in Instrument No. 20060705-0079876; and being the same property previously conveyed to Linda C. Cochran and husband, Paul Ralph Cochran, by Warranty Deed from Hazel P. Covington, now known as Hazel P. Covington Arnold, dated 1/3/91 and recorded 1/8/91 in Book 8271, Page 792, in the Register's Office of Davidson County, Tennessee.

Certificate of Trust having been recorded in Instrument No. 20160107-0001415, RODC, TN, wherein the Paul Ralph Cochran and Linda Covington Cochran are the named trustees of the Cochran Revocable Trust, to which reference is made. Said individuals are at the time of execution of this deed are all of the trustees of the revocaable trust, and Paul Ralph Cochran is duly authorized to execute the warranty deed to convey title to the Grantee as to the subject

property, given the physical incapacity of Linda Covinton Cochran and her inability to sign her name, without the joinder of any other person and in accordance with the terms of the trust instrument.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 5506 Oakmont Circle, Nashville, TN 37209.

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 so covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 3rd day of February, 2016.

Paul Ralph Cochran, Trustee

Paul Ralph Cochran, Trustee

Linda Covington Cochran

by Paul Ralph Cochran, Tr.

Linda Covington Cochran, Trustee by and through
Paul Ralph Cochran, duly authorized Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Paul Ralph Cochran and Linda Covington Cochran, Trustees of the Cochran Revocable Trust, under Agreement dated January 4, 2006, by and through Paul Ralph Cochran, duly authorized Trustee** 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 at Brentwood, Tennessee this 3rd day of February, 2016.

Notary Public
My Commission Expires: 7-24-2019

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.
(Notary Seal)