BILL GARRETT, Davidson County
Trans:T20160036958 DEEDWARR
Recvd: 05/04/16 09:51 2 pgs
Fees:13.00 Taxes:924.63
20160504-0043880

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $249,900.00.

Affiant

Subscribed and sworn to before me, this 2nd day of May, 2016.

Notary Public

My commission expires:

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-11-2017
(Notary Stamp)

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
305-B Indian Lake Blvd., Suite 220, Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Thomas J. Cochran and Mary A. Cochran	**Thomas J. Cochran and Mary A. Cochran**	**071-04-0-178.00**
2512 Woodyhill Drive	**2512 Woodyhill Drive**	
Nashville, TN 37207	**Nashville, TN 37207**	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Sara Stewart, an unmarried person

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Thomas J. Cochran and wife, Mary A. Cochran

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 216 on the Plan of Joywood Heights, Section II, of record in Plat Book 1130, Pages 92 and 93, in the Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 216 begins at a point in the Southwesterly margin of Woodyhill Drive at the corner of Lots Nos. 216 and 217; thence with the line between said lots, Southwesterly 240.3 feet; thence South 2 degrees 55' West 172.6 feet to an iron pin being the center of the T.V.A. power line right-of-way; thence with the center line of the same North 89 degrees 5' East 102.2 feet to the corner of Lots Nos. 215 and 216; thence with the line

between said lots Northeasterly 290.8 feet to the margin of Woodyhill Drive; thence with the margin of the same around a slight curve Northwesterly 70 feet to the beginning.

Being the same property conveyed to Sara Stewart, an unmarried person by Warranty deed from John Mahoney and Charles L. Duncan of record in Instrument No. 20130225-0018413 Register's Office for Davidson County, Tennessee, dated February 22, 2013 and recorded on February 25, 2013.

This is **X** improved ☐ unimproved property known as **2512 Woodyhill Drive, Nashville, TN 37207.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 2nd day of May, 2016.

Sara Stewart

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Sara Stewart, the bargainor(s), 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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 2nd day of May, 2016.

Notary Public
My Commission Expires: 4-24-19

GREGORY D. VADNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY