BILL GARRETT, Davidson County
Trans:T20160061619 DEEDWARR
Recvd: 07/18/16 15:33 4 pgs
Fees:18.00 Taxes:921.30
20160718-0073739

I hereby swear, or affirm, that the actual consideration for this transfer is $249,000.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me on this 15th day of July, 2016.

Notary Public

My Commission Expires: 10/18/17

TRACY L. HARRELL
NOTARY PUBLIC
STATE OF TENNESSEE
HUMPHREYS CO. TENN.

The property is identified on the records of the Tax Assessor as Map/Parcel 128120C03900CO

The names and address of the new owners and to whom the tax statement should be sent are Chad D. Cochran and wife, Melissa L. Cochran, 106 Crossfield Dr. Murray, Ky 42071.

This instrument prepared by Porch, Peeler, Williams & Thomason, Attorneys, 102 South Court Square, Waverly, Tennessee 37185.

WARRANTY DEED

For and in consideration of the sum of TWO HUNDRED FORTY-NINE THOUSAND ($249,000.00) DOLLARS, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, LYNN PASCHALL, this date have bargained and sold, and by these presents do transfer and convey unto CHAD D. COCHRAN and wife, MELISSA L. COCHRAN, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, and being more particularly described as follows:

> Being Unit 1143, Woodbury Townhomes, Phase I, as established by Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20060310-0028278, as amended at Instrument No. 20080201-0010772, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same land conveyed to Lynn Paschall by deed of record as Instrument No. 20140204-000991, Register's Office of Davidson County, Tennessee.

This is improved property located at 1143 Woodbury Falls Court, Nashville, Tennessee 37221.

This property is made subject to the following:

1. Declaration of Covenants, Conditions and Restrictions for Woodbury Townhomes, recorded in Instrument No. 20060310-0028278, as amended at Instrument No. 20080201-0010772, Register's Office of Davidson County, Tennessee.

2. All matters as shown on the plat of Woodbury of record in Instrument No. 20050216-0017693, Register's Office of Davidson County, Tennessee.

3. Charter for Homeowners Association as recorded in Instrument No. 20060309-0027744, Register's Office of Davidson County, Tennessee.

4. Easement for sanitary sewer recorded in Book 5074, page 856 and Book 5074, page 945, Register's Office of Davidson County, Tennessee.

5. Storm Water Detention Agreement recorded at Instrument No. 20050118-0005578.

6. Deed to State of Tennessee recorded in Book 8083, page 534; Book 8083, page 541 and Book 8083, page 547, Register's Office of Davidson County, Tennessee.

7. By-Laws of record in Instrument No. 20060310-0028278, Register's Office of Davidson County, Tennessee.

8. The lien of the *ad valorem* real property taxes assessed and levied on the property by Davidson County, Tennessee for the year 2016 which will be prorated as of this date and paid by the Grantee when due.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said CHAD D. COCHRAN and wife, MELISSA L. COCHRAN, their heirs and assigns, forever.

I covenant with the said CHAD D. COCHRAN and wife, MELISSA L. COCHRAN that I am lawfully seized and possessed of said land in Fee Simple, have a good right to convey it, and the same is unencumbered except as set forth above. I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said CHAD D. COCHRAN and wife, MELISSA L. COCHRAN, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 15TH day of JULY, 2016.

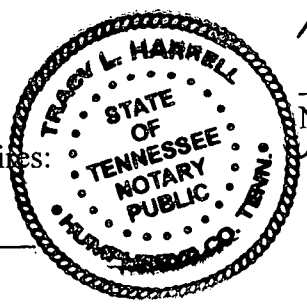
L Paschall

Lynn Paschall

STATE OF TENNESSEE)
)
COUNTY OF HUMPHREYS)

Personally appeared before me, a Notary Public in and for said County and State, the within named LYNN PASCHALL, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Waverly, Tennessee, this 15TH day of July, 2016.



Notary Public

My Commission Expires: 10/18/17

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