BILL GARRETT, Davidson County
Trans:T20170003427 DEEDWARR
Recvd: 01/12/17 15:26 2 pgs
Fees:13.00 Taxes:714.10
20170112-0003879

THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203
File No.: M165761

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $193,000.00

Affiant

A. C. HALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2018

Subscribed and sworn to before me, this the 10th day of January, 2017.

Notary Public
My Commission Expires: 5-8-18

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Whitney Cochran 4425 Westlawn Drive #A204 Nashville, TN 37209	First Bank 318 Seaboard Ln Ste 205 Franklin, TN 37067	103-08-0A-007.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Shannon K LoFrumento**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto **Whitney Cochran, an unmarried woman and Lesa Cochran, married woman**, 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:

A certain condominium apartment in Davidson County, TN, described as Unit No. A-204 of Westlawn Green, a Condominium, a Horizontal Property Regime, as shown on the Plan of record in Plat Book 5200, Page(s) 20 through 24, Inclusive and established and described in a Master Deed recorded in Book 5238, Page 863 as amended in Book 5266, Page 22, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Westlawn Green, Condominium Apartments contained in the Master Deed recorded in Book 5238, Page 863 as amended in Book 5266, Page 22, and By-Laws recorded in Book 5238, Page 872 and Book 6748, Page 423, Register's Office for Davidson County, TN, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Stacie Berry, unmarried by Warranty Deed from Dennis Franklin Wenner, unmarried of record in Instrument No. 20071024-0125672 Register's Office for Davidson County, Tennessee, dated October 18, 2007 and recorded on October 24, 2007.

Being the same property conveyed to Shannon K. LoFrumento by Warranty Deed from Stacie Berry, unmarried, recorded on the 25th day of February, 2016 in Instrument No. 20160225-0018055, in the Register's Office of Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: 4425 Westlawn Drive #A204, Nashville, TN 37209.

This conveyance is made subject to 1) Property taxes for the year 2017 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 do covenant with the said GRANTEES 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, unless otherwise herein set out; and I 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. Whenever 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, Grantor has executed this instrument on this 10th day of January, 2017.

X _____

Shannon K LoFrumento

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Shannon K LoFrumento**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this **10**th day of January, 2017.

HENDERSON COUNTY OF SUMNER STATE OF TENNESSEE NOTARY PUBLIC

My Comm. Expires
February 25, 2020

X _____

Notary Public
My Commission expires:
2/25/20