PREPARED BY (AND RETURN TO):

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

Davidson County DEEDWARR
Recvd: 03/29/17 15:14 3 pgs
Fees:18.00 Taxes:658.14
20170329-0030788

W & I Ref: (RF) Title No.: 58838
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Timothy J. Cochran Lee Ann Cochran 2012 Earl Pearce Circle Mt. Juliet, TN 37122	SAME AS NEW OWNER

TAX MAP PARCEL NUMBERS: 08212016700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$177,875.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ernest Ewing, as hereinafter shown as the heir at law of Maude Ewing,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Timothy J. Cochran and Lee Ann Cochran, husband and wife,** hereinafter called the **Grantee**, Grantee's 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. 25 on the plan of F. O. Beazley's Subdivision of the Vaughn Tract, as of record in Plan Book No. 2, page 105, Chancery Court at Nashville.

Said Lot No. 25 fronts 50 feet on the easterly side of Hart Street, and runs back between parallel lines 150 to an alley.

Being the same property conveyed to William Ewing and Maude Ewing by Installment Deed from Roy Conway Flowers, an unmarried man, dated June 30, 1966 and recorded on July 5, 1966 of record in Book 4032, page 664, Register's Office for Davidson County, Tennessee. The said William H. Ewing and Maude Ewing have since died with William H. Ewing predeceasing Maude Ewing. By Affidavit of Heirship of record in Instrument No. 20161216-0132107, said Register's Office. Ernest Ewing was established as the heir at law of Maude Ewing.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2017, and subsequent years; All Matters shown on The Plan, with Owner's Certificate, of record in Book 2, page 105, Chancey Court Plan Book, said Register's Office.

This is improved property, known as 403 Hart Avenue, Nashville, TN 37206

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 24th day of March, 2017.

Ernest L Ewing

Ernest Ewing, as hereinafter shown as the heir at law of Maude Ewing

State of Tennessee

County of Davidson

On this 24th day of March, 2017, before me the undersigned authority, personally appeared Ernest Ewing, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires:

DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2018

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $177,875.00.

Affiant

Sworn and subscribed before me this 24th day of March, 2017.

Notary

My Commission Expires: 3/19/19

Sheila McCord STATE OF TENNESSEE NOTARY PUBLIC Sumner County

TRUE COPY CERTIFICATION

I, Kimie Perry do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Jill Simmons, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission expires: September 4, 2019
Notary Seal (if on paper)

JILL SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY