NAME AND ADDRESS OF NEW OWNERS:
Cheryl L. York
4000 Nestledown Drive
Franklin, TN 37067

THIS INSTRUMENT PREPARED BY:
Lawyers Land & Title Services, LLC
500 North Walnut Street
Murfreesboro, TN. 37130

SEND TAX BILLS TO:
SAME

Davidson County DEEDWARR
Recvd: 08/30/17 14:22 4 pgs
Fees:23.00 Taxes:394.79
20170830-0089293

WARRANTY DEED

WITH EXECUTOR QUITCLAIM

(Tax Parcel ID # 108 03 0 151.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Jason Philip Cockerham and Nelson Bradley Cockerham**, have bargained and sold and do hereby transfer and convey unto **Cheryl L. York, married,** her heirs and assigns, forever, that certain property located and situated in Rutherford County, Tennessee, and more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, and being all of Lot No. 95-B, Zone Lot Division, Lots No. 94, 95, 96 & 97, Patio Villa, Section Five, according to survey and plat of same appearing of record in Book 6520, page 490, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said lot.

Being the same property conveyed to James P. Cockerham, unmarried by Warranty Deed filed for record on February 13, 2001 in Instrument Number 20010213-0014011, in the Register's Office of Davidson County, Tennessee. The said James P. Cockerham died testate on March 12, 2017. Pursuant to the Last Will and Testament of James Philip Cockerham of record in Case No. 17P637, Probate Court for Davidson County, Tennessee, the subject property was devised to Jason Philip Cockerham and Nelson Bradley Cockerham.

This conveyance is subject to all matters as set forth per Book 6250, page 490; Restrictions of record in Book 6199, page 70; Deed of Conveyance for purpose of sanitary sewer easement of record in Book 6021, page 914; Deed of Conveyance for purpose of water main easement of record in Book 6021,

page 919; Avigation Easement and Contract of record in Book 8913, page 374, all said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

TO HAVE AND TO HOLD the said real estate together with all appurtenances, estate and title thereunto belonging unto the said Grantees, their heirs and assigns, forever.

We covenant with the said Grantee that we are lawfully seized and possessed of said real estate; that we have a good right to convey the same; and that the same is unencumbered except as noted herein and for the 2017 real property taxes which will be prorated at closing.

We further covenant and bind ourselves, our heirs and assigns, to forever warrant and defend the title to said real estate unto the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

The undersigned Jason Philip Cockerham, Executor of the Estate of James Philip Cockerham hereby quitclaims any and all interest of said Estate in the herein described property to the said Grantees.

WITNESS OUR HANDS AND SIGNATURES on this the 29th day of August, 2017.

Jason Philip Cockerham

Nelson Bradley Cockerham

Jason Philip Cockerham, Executor of the Estate of James Philip Cockerham

STATE OF TENNESSEE
COUNTY RUTHERFORD

Personally appeared before me, Jason Philip Cockerham, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

Witness my hand at office this 28th day of August, 2017.

Commission expires: 11-18-17

Notary Public

JOHN PARKER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY RUTHERFORD

Personally appeared before me, Nelson Bradley Cockerham, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

Witness my hand at office this 28th day of August, 2017.

Commission expires: 11-18-17

Notary Public

JOHN PARKER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jason Philip Cockerham, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described herein, and who, upon oath, acknowledged himself to be Executor of the Estate of James Philip Cockerham, and that he as such Executor executed the within instrument for the purposes therein contained.

Witness my hand at office this 28th day of August, 2017.

Commission expires: 11-18-17

Notary Public

JOHN PARKER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $106,700.00.

Affiant

Witness my hand at office this 28th day of August, 2017.

Commission expires: 07-31-2019

Notary Public

AMANDA N. CLIFFORD STATE OF TENNESSEE NOTARY PUBLIC COFFEE COUNTY

True Copy Certification

I, Lynn Vaught, 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 Rutherford

Personally appeared before me, the undersigned, a notary public for this county and state, Lynn Vaught 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: 12-16-18

JESSICA L. TOLLEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY