Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Suite 237
Nashville, TN 37215

WARRANTY DEED

File #17326

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

Bill Garrett Davidson County
Batch# 2513 DEEDWARR
09/20/2017 09:34:04 AM 2 pgs
Fees: $13.00 Taxes: $1,332.00
20170920-0096229

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00

KM
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF SEPTEMBER, 2017.

Janderson
Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
134 Frierson Street
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tammy L. Boon	Same	-147-13-0-028.00 and
(NAME)	(NAME)	
5112 Cochran Drive		147-13-0-039.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Karen M. Apple, Successor Trustee of the Kathleen W. Tanner Revocable Living Trust dated April 7, 2003,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tammy L. Boon, an unmarried woman,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract 1:

Being Lot No. 1062 on the Plan of Brentwood Hall, Section 14, of record in Book 2663, Page 129, Register's Office for Davidson County, Tennessee.

Said Lot No. 1062 fronts 102 feet on the Easterly side of Cochran Drive and extends back 186 feet on the Southerly line and 187 feet on the Northerly line to a dead line in the rear on which measures 126.2 feet.

Being the same property conveyed to Kathleen W. Tanner Revocable Living Trust Agreement by Quitclaim deed from Kathleen W. Tanner, Individually of record in Instrument No. 20030408-0046257 Register's Office for Davidson County, Tennessee, dated April 07, 2003 and recorded on April 08, 2003.

Tract 2:

Land in Davidson County, Tennessee, lying in the Eastern portion of Section 14 of Brentwood Hall Subdivision, as of record in Book 2663, Page 129, Register's Office for said County, marked "Reserved", said point being at the intersection of the South property line of Lot 1084 and the East boundary of Section 14, and proceeding the following courses and distances: South 1° 18' West a distance of 347.7 feet to a concrete monument; thence along the East boundary line of Lots 1060 and 1061 a distance of 225.1 feet to a concrete monument; thence along East boundary line of Lot 1062 a distance of 98.2 feet to an iron pin; thence along the South boundary line of Lot 1084 a distance of 169.8 feet to the point of beginning, containing 0.6 acres, more or less.

Being the same property conveyed to Kathleen W. Tanner Revocable Living Trust Agreement by Quitclaim deed from Kathleen W. Tanner, Individually of record in Instrument No. 20030408-0046258 Register's Office for Davidson County, Tennessee, dated April 07, 2003 and recorded on April 08, 2003.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is unimproved ☐
This is improved ☒ property, known as 5112 Cochran Drive, Nashville, TN 37220

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we are 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 we do further covenant and bind ourselves, our 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. 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.

Witness my hand this 18th day of September, 2017.

Kathleen W. Tanner Revocable Living Trust Agreement dated April 7, 2003

BY: Karen M. Apple Successor Trustee
Karen M. Apple, Successor Trustee

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Karen M. Apple**, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Successor Trustee of the Kathleen W. Tanner Revocable Living Trust Agreement dated April 7, 2003,** and is authorized by the trust document to execute this instrument on its behalf.

Witness my hand, at office, this 18th day of September, 2017.

My Commission Expires: 8.4.20

Notary Public

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires AUG. 4, 2020

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
134 Frierson Street
Brentwood, TN 37027