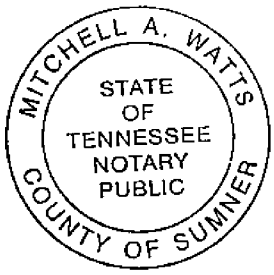
Bill Garrett Davidson County
Batch# 68926 DEEDWARR
03/14/2018 09:29:30 AM 3 pgs
Fees: $18.00 Taxes: $2,497.50
20180314-0024001



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $675,000.00.

Affiant

Subscribed and sworn to before me, this 13th day of March, 2018.

Notary Public

My commission expires: 7.19.21

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Rachel L. Lattimore and Charles A. Cochrum	NEW OWNER	105-10-0F-002.00-CO
1800 B Beech Avenue		
Nashville, TN 37203		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Edward S. Babrich and Mary Ann Babrich, husband and wife

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Rachel L. Lattimore and Charles A. Cochrum, husband and wife

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Unit "B", on the Horizontal Property Regime for 1800 Beech Avenue Townhomes, as established in the Declaration of Covenants, Conditions and Restrictions, of record in Instrument No. 20140514-0041142 and amended in Instrument No. 20150121-0005749, Register' s Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description.

BEING the same property conveyed to Edward S. Babrich and Mary Ann M. Babrich, husband and wife by Warranty deed from Jonathan P. Uhles, unmarried of record in Instrument No. 20160602-0055489 Register's Office for Davidson County, Tennessee.

This is improved property known as 1800 B Beech Avenue, Nashville, TN 37203.

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 12 day of March, 2018.

Edward S. Babrich

Mary Ann Babrich

STATE OF Massachusetts
COUNTY OF Suffolk

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Edward S. Babrich and Mary Ann Babrich, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 12 day of March, 2018.

Molly Bradley
Notary Public
My Commission Expires: October 31, 2019

SolomonParks File No. 18-001053-528

MOLLY BRADLEY
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
October 31, 2019

SP 11/2015

TRUE COPY CERTIFICATION

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

Mitchell A Watts

Signature

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, J Carla Ikard, a notary public for this county and state, Mitchell A Watts who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

J Carla Ikard

Notary

My Commission Expires 1-8-19

Notary's Seal

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY