Bill Garrett Davidson County
Batch# 69186 DEEDWARR
03/15/2018 10:10:43 AM 2 pgs
Fees: $13.00 Taxes: $1,191.40
20180315-0024363

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $322,000.00

Affiant

Subscribed and sworn to before me, this 9th day of March, 2018.

Notary Public

My commission expires: 12/15/21

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Phillip Maxwell **Hannah Maxwell**	**New Owner**	**Map/Parcel 142-13-0-B-125.00CO**
925 Glenridge Lane		
Nashville, TN 37221		

FOR AND IN 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, WE,

Tina M. Cochran and Kenneth J. Cochran, wife and husband

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Phillip Maxwell and Hannah Maxwell, husband and wife

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:

Land in Davidson County, Tennessee. being Lot No. 125 on the Plan of Resubdivision lots 114 through 130 &131A, Riverside, Phase 3, of record in Instrument No. 20040108-0003094, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Tina M. Cochran and Kenneth J. Cochran, wife and husband, by Warranty Deed, from Kevin D. Dowdy and Andrea N. Dowdy, husband and wife, dated August 29, 2013, of record in Instrument No. 20130904-0093295, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Instrument No. 20040108-0003094, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 7185, Page 619, amended in Book 7405, Page 780, Book 8104, Page 211, Book 8136, Page 79, Book 11063, Page 996, Instrument No. 20040419-0044162 , Register's Office for DAVIDSON County, Tennessee.
QCD of common areas to HOA of record in Instrument No. 20040608-0067844, Instrument No. 20040608-0067842, Instrument No. 20040608-0067843, Instrument No. 20040608-0067841, Register's Office for DAVIDSON County, Tennessee.
PUD Boundary in Plat Book 6900, Page 784, Register's Office for DAVIDSON County, Tennessee.
Sewer Line Easement of record in Book 7489, Page 638, Book 7803, Page 642, Book 10482, Page 708, Register's Office for DAVIDSON County, Tennessee.
Ingress and Egress Easement of record in Book 7103, Page 48, Book 7215, Page 899, Register's Office for DAVIDSON County, Tennessee.
Easement to Harpeth Valley Utility District of record in Book 6970, Page 275, Book 6970, Page 278, Book 6970, Page 281, Book 6970, Page 284, Register's Office for DAVIDSON County, Tennessee.

Drainage Easement of record in Book 7489, Page 638, Book 7574, Page 645, Register's Office for DAVIDSON County, Tennessee.
Easement for Conservation Greenway of record in Instrument 20041019-0125877, Register's Office for DAVIDSON County, Tennessee.
Charter for HOA of record in Book 7829, Page 703, Register's Office for DAVIDSON County, Tennessee.
Easement to Metropolitan Government of record in Book 6972, Page 45, Register's Office for DAVIDSON County, Tennessee.
Subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained in DCCR's/ Master Deed.
Subject to HOA dues- if any.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 925 Glenridge Lane, Nashville, TN 37221.

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 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/our hand(s) this 9th day of March, 2018.

Tina M. Cochran

Kenneth J. Cochran by Tina M. Cochran Attorney in Fact
Kenneth J. Cochran
By: Tina M. Cochran, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Tina M. Cochran, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of March, 2018.

RUSSELL J. McCANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES JUNE 12, 2021

Notary Public

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Tina M. Cochran with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of Kenneth J. Cochran, for the purposes therein contained, and who further proved to me that he/she is the Attorney in Fact for Kenneth J. Cochran, and is authorized by Kenneth J. Cochran to execute this instrument on his/her behalf.

Witness my hand, at office, this 9th day of March, 2018.

RUSSELL J. McCANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES JUNE 12, 2021

Notary Public

My Commission Expires:

File #: **180080JM**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027