39B

NEW OWNER:

Sean Cochran
Britta Burtis
314 Criddle St
Nashville, TN 37208

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

SEND TAX BILLS TO:

~~New Owner~~
MIG
8320 E. Walker Springs Lane #200
Knoxville, TN 37923

FILE NO: 18-0078 MJ

082-13-0C-013.00

Space for Recorder's Stamp

Bill Garrett Davidson County
Batch# 72722 **DEEDWARR**
03/23/2018 02:15:10 PM 3 pgs
Fees: $18.00 Taxes: $1,091.13
20180323-0027673

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Ninety-Four Thousand Nine Hundred and 00/100 Dollars** (**$294,900.00**) cash in hand paid, the receipt of which is hereby acknowledged, **JULIAN HERRERA, UNMARRIED** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **SEAN COCHRAN AND BRITTA BURTIS, HUSBAND AND WIFE** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 13 as specified on the plat shown in the Master Deed, on the Plan of Harrison Square Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Harrison Square Condominiums, of record under Instrument No. 20060823-0103941, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Harrison Square Condominiums for Placement of Units, as shown on Exhibit "E" to the Master Deed of record under Instrument No.20060823-0103941, said Register's Office for a more complete identification and description of said unit.

Being the same property conveyed to Julian Herrera, unmarried by Warranty Deed from Anthony Herrera and wife, Jeanne Burton Gregory of record in Instrument No. 20070702-0078594 Register's Office for Davidson County, Tennessee, dated June 28, 2007 and recorded on July 2, 2007.

Being also known as 314 Criddle St Nashville, Tennessee 37208.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantees that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 20 day of **March, 2018.**

JULIAN HERRERA

STATE OF TEXAS
COUNTY OF Harris

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, JULIAN HERRERA, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 20 day of **March, 2018.**

NOTARY PUBLIC

My commission expires: 01-14-19

VIOLET L OBRIEN
Notary Public, State of Texas
Comm. Expires 01-14-2019
Notary ID 00774464-9

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The actual consideration or value, whichever is greater, for this transfer is $ **294,900.00** .

AFFIANT

Sworn to and subscribed to before me this 20 day of **March, 2018**.

NOTARY PUBLIC

My commission expires: 01·14·19

VIOLET L OBRIEN
Notary Public, State of Texas
Comm. Expires 01-14-2019
Notary ID 00774464-9