Bill Garrett Davidson County
Batch# 77080 DEEDWARR
04/06/2018 03:56:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20180406-0032827

This instrument prepared by:
Lee & Lee Attorneys at Law, P.C.
109 East Gay Street
Lebanon, Tennessee 37087

New Owner:
Send Tax Bill to:
Anna-Lee Cockrill
3118 Palmer Place Drive
Lebanon, TN 37090

Map: 17
Group:
Parcel: 135.00

This instrument was prepared from information supplied by the parties without counsel or advice as to legal consequences, tax related matters or any matter related to Medicaid or TennCare benefits. No title examination or settlement has been performed and Lee and Lee Attorneys at Law, P.C. shall not be responsible for any matter that could have been resolved by a title examination, settlement, legal and/or tax related counsel.

TENANCY BY THE ENTIRETIES DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, and pursuant to Tenn. Code Ann. § 66-1-109, I, **Anna-Lee Cockrill**, have this day bargained and sold, and by these presents do hereby bargain, sell, transfer and convey unto **William F. Cockrill and wife Anna-Lee Cockrill**, their heirs and assigns, a certain tract or parcel of land located and situated in the 20th Civil District of Davidson County, Tennessee, and same being more particularly described as follows, to-wit:

Land in the 10th, formerly the 20th Civil District of Davidson County, Tennessee, described according to a survey made by George W. Watkins, Surveyor, October 10, 1949, as follows:

Beginning at a point on the southerly margin of Lickton Pike at the northeast corner of the property conveyed to James E. Tomlinson and wife, by deed from Edna Tomlinson Lee and husband, of record in Book 1712, page 529, Register's Office for said County; thence with the Eastern boundary line of said Tomlinson's property, South 9° 10' East 303 feet to a stake, North 80° 50' East 303 feet to a stake, and South 39° 30' East 1570 feet to a corner post, said point being the common corner of the property owned by Tomlinson, W.F. Benton and the property herein described; thence with Benton's line, South 5° 40' East 159 feet to a point; thence continuing with Benton's line, South 88° 30' East 777 feet to the Southwest corner of a tract of land owned by Bizet; thence with the Westerly boundary line of the Bizet property, North 4° 45' East 203 feet to a point, North 26° 45' West 380 feet to a point, North 9° West 200 feet to a point and North 20° 30' West 615 feet to a stake in the Southern boundary line of said Jones' property, North 86° 30' West 335 feet to an elm; thence North 27° 30' West 645 feet to center of an old road; thence with center of said old road, South 85° 45' West 765 feet to a point; thence South 12° East 12 feet to a 8-inch hackberry on the Southerly margin of said Lickton Pike; thence with the Southerly margin of said Lickton Pike, South 77° West 386 feet to the beginning, containing 44.9 acres, more or less.

Included in the above description but excluded is land in the 10th, formerly the 20th Civil District of Davidson County, Tennessee, described according to a survey made by James Hamilton, Surveyor, June 25, 1966, as follows:

Beginning at a point in the southerly margin of Lickton Pike, at the Northeast corner of the property conveyed to James E. Tomlinson and wife, by deed from Edna Tomlinson Lee and husband, of record in Book 1712, page 529, Register's Office; thence with the Eastern boundary line of said Tomlinson's property, South 9° 13' East 303 feet to an iron pin; thence North 79° 37' 50" East 277.20 feet to an iron pin; thence North 15 degrees 38' West 315.39 feet to the southerly margin of Lickton Pike; thence with said Pike, South 77° 00' West 242.42 feet to the beginning, containing 1.836 acres, more or less.

Being the same property conveyed to Anna-Lee Cockrill by deed from Rosa Lee Gordon dated August 24, 2014 of record in the Register's Off ice for Davidson County, Tennessee as Instrument # 20140826-0077597

TO HAVE AND TO HOLD the above described tract or parcel of land, together with all the improvements thereon and the appurtenances thereunto belonging, unto the said **William F. Cockrill and wife, Anna-Lee Cockrill** their heirs and assigns, forever.

I COVENANT with the said grantee that I am lawfully seized and possessed of said property, that I have a good title and the right to convey it, and that the same is unencumbered, and I will forever warrant and defend the title thereto against the lawful claims of all persons, whomsoever.

It is the expressed desire of the Grantor herein pursuant to Tenn. Code Ann. § 66-1-109 to convert my entire interest in the above described property which I have heretofore owned individually into an estate by the entireties with William F. Cockrill, and it is the intent and purpose of this instrument pursuant to Tenn. Code Ann. § 66-1-109 to create an estate by the entireties by and between the parties of this instrument in and to the herein described property.

Witness my hand on this the 4th day of ~~March~~ April, 2018. ajc JKC

Anna-Lee Cockrill

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, the within named bargainor, **Anna-Lee Cockrill**, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this the 4th day of ~~March~~ April, 2018. JKC ajc

Jodie Kay Compton
NOTARY PUBLIC
My commission expires: 8.30.21

JODIE KAY COMPTON STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 08-30-2021

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $ -0-.

This transfer of an interest in real estate is exempt from transfer tax pursuant to Tenn. Code Ann. § 67-4-409(a)(3)(A) in that the purpose of the conveyance is to create a tenancy by the entirety.

Anna-Lee Cockrill
AFFIANT

Sworn to and subscribed before me on this the 4th day of ~~March~~ April 2018. JKC ajc

Jodie Kay Compton
NOTARY PUBLIC
My commission expires: 8.30.21

JODIE KAY COMPTON STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 08-30-2021

ELECTRONIC DOCUMENT CERTIFICATION

I, John M. Lee, 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.

John M. Lee, Attorney

State of Tennessee
County of Wilson

Personally appeared before me, J. C. Ross, a notary public for this county and state, John M. Lee, who acknowledges that this certification of an electronic document is true and correct and whose signatures I have witnessed.

Notary Public

MY COMMISSION EXPIRES: 2-4-20

J.C. ROSS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY