WARRANTY DEED

Bill Garrett Davidson County
Batch# 90040 **DEEDWARR**
05/08/2018 10:46:38 AM 2 pgs
Fees: $13.00 Taxes: $758.50

20180508-0043912

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 day of May, 2018

Notary Public

MY COMMISSION EXPIRES: 8-4-20

(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
T. Blake Cothran Devin Rohner	New Owner	10613010600
(NAME)	(NAME)	
2027 Hutton Dr.	2032 Delaware Dr.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Nolensville, TN 37135	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **M. L. Barrett Jr.,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **T. Blake Cothran and Devin Rohner, both unmarried men, as tenants in common,** 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. 36 on the Plan of Woodycrest, Section I, as of record in Book 1835, Page 25, Register's Office for said County, to which plan reference is herein made for a more complete description of metes and bounds.

Being the same property conveyed to M.L. Barrett, Jr. from Paul Henry Hetrick and Glenda Faye Detrick by deed of record in Book 6001, Page 262, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 2027 Hutton Dr., Nashville, TN 37210
(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/our hands this 3 day of May, 2018.

M. L. Barrett Jr.

State of Tennessee
County of Williamson

Personally appeared before me M. L. Barrett Jr., with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 3 day of May, 2018.

Notary Public
My Commission Expires:

File No.: 13122

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020