Bill Garrett Davidson County
Batch# 91235 DEEDWARR
05/11/2018 03:30:19 PM 3 pgs
Fees: $18.00 Taxes: $1,463.35
20180511-0045498

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Fidelity Residential Solutions
120 Longwater Drive Suite 106
Norwell, MA 02061
800215 6069-003207
Kayla Bocchino

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
NAME: Jordan Kyle Cocklin	NAME: 74 M BANK
STREET ADDRESS: ~~6139 Brentwood Chase Dr.~~ Brentwood, TN 37027	STREET ADDRESS: 10 CADILLAC DR, STE 160 BRENTWOOD TN 37027
MAP & PARCEL NO.: 160-16-0B-088.00-CO	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Jacob V. Smith and Megan D. Smith, husband and wife hereinafter called Grantor, has bargained and sold, and by these presents do hereby transfer and convey unto

Jordan Kyle Cocklin and Kelsey Mays Cocklin, Husband and Wife,
hereinafter called Grantee, his/her heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in Davidson COUNTY, STATE OF TENNESSEE, more particularly described as follows:

See Exhibit A

This is improved property known as: 6139 Brentwood Chase Drive, Brentwood, TN 37027

To have and to hold the said tract or parcel of land, with all the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns, forever; and I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY/OUR SIGNATURE(S) THIS 22 day of March, 2018.

X Jacob V. Smith
Jacob V. Smith

X Megan D. Smith
Megan D. Smith

State of TN } ss

County of WILLIAMSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Jacob V. Smith, Married (fill in marital status), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed.

TODD RUTLAND STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

IN WITNESS WHEREOF, I hereunder set my hand and official seal. 3/22/18

Notary Public

My commission expires 11/13/18

State of TN } ss

County of WILLIAMSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Megan D. Smith, Married (fill in marital status), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed.

TODD RUTLAND STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

IN WITNESS WHEREOF, I hereunder set my hand and official seal. 3/22/18

Notary Public

My commission expires 11/13/18

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 395,500.00 .

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

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2022

My Commission Expires:

Affiant

Carmen Coats

Notary Public

Exhibit A

Land in Davidson County, Tennessee, being Lot No. 112 on the Plan of Revision One, Section One, Brentwood Chase of record in Plat Book 9700, Pages 936 through 941, inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Trang Uyen Thi Nguyen and husband, Dung Vu Hoang by Warranty Deed from Newmark Homes, L.P., a Texas Limited Partnership of record in Instrument No. 20020411-0045328, Register's Office for Davidson County, Tennessee, dated April 04, 2002 and recorded on April 11, 2002.

(Value of consideration shown in aforementioned deed $219,950.00.)

Being the same property conveyed to Trang Uyen Thi Nguyen by Quitclaim Deed from Dung Vu Hoang of record in Instrument No. 20101004-0079050, Register's Office for Davidson County, Tennessee, dated April 21, 2009 and recorded on October 04, 2010.

(Value of consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to Jacob V. Smith and Megan D. Smith, husband and wife by Warranty Deed from Trang Uyen Thi Nguyen, unmarried of record in Instrument No. 20170501-0042580, Register's Office for Davidson County, Tennessee, dated April 25, 2017 and recorded on May 01, 2017.