PREPARED BY (AND RETURN TO):

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

Karen Y Johnson Davidson County
Batch# 147977 DEEDWARR
10/02/2018 12:43:30 PM 4 pgs
Fees: $23.00 Taxes: $1,252.82
20181002-0097709

W & I Ref: (RE) Title No.: 60123
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Kelley Nelson Robert Taylor Cochran, IV 233 Morton Ave. Nashville, TN 37211	**Kelley Nelson** **Robert Taylor Cochran, IV** **233 Morton Ave.** **Nashville, TN 37211**

TAX MAP PARCEL NUMBERS: 11914023700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$338,600.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Juliane Chaffee and John Chaffee, as tenants in common with right of survivorship**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Robert Taylor Cochran, IV and Kelley Nelson, husband and wife,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 46 and 47 on the Plan of William Lee Subdivision of Roth Property of record in Book 1130, page 67, Register's Office for said County. Said Lot No. 46 and 47 front together 120 feet on the southerly margin of Morton Avenue and extends back between parallel lines 185 feet to the northerly line.

Being the same property conveyed to Juliane Chaffee and John Chaffee, as tenants in common with right of survivorship by Warranty Deed from Paul Davis, unmarried, dated September 1, 2015 and recorded on September 3, 2015 of record in Instrument No. 20150903-0090158, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2018, and subsequent years; The Plan, with Owner's Certificate, of record in Book 1130, page 67, said Register's Office, which Plan shows a 35 foot minimum building setback line from Morton Avenue, and a 10 foot easement for public utility purposes along the rear line of said lot.

This is improved property, known as 233 Morton Avenue, Nashville, TN 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 26 day of September, 2018.

Juliane Chaffee

John Chaffee
John Chaffee

State of _____
County of _____

On this ___ day of September, 2018, before me the undersigned authority, personally appeared **Juliane Chaffee**, 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 acknowledged the execution as a free act and deed.

Notary

My Commission Expires: _____

State of Colorado
County of El Paso

On this 26th day of September, 2018, before me the undersigned authority, personally appeared **John Chaffee**, 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 acknowledged the execution as a free act and deed.

Notary

CHRISTOPHER FRENCH
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20164032714
MY COMMISSION EXPIRES AUGUST 25, 2020

My Commission Expires: 8/25/2020

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $338,600.00.

Affiant

Sworn and subscribed before me this 27th day of September, 2018.

Notary

My Commission Expires: 8-4-20

THOMAS VORHOLT II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 26 day of September, 2018.

Juliane Chaffee

John Chaffee

State of New Hampshire
County of Merrimack

On this 26th day of September, 2018, before me the undersigned authority, personally appeared **Juliane Chaffee**, 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 acknowledged the execution as a free act and deed.

Notary

My Commission Expires: 12/4/18

State of _____
County of _____

On this ___ day of September, 2018, before me the undersigned authority, personally appeared **John Chaffee**, 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 acknowledged the execution as a free act and deed.

Notary

My Commission Expires: _____

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $338,600.00.

Affiant

Sworn and subscribed before me this 27th day of September, 2018.

Notary

My Commission Expires: _____

True Copy Certification

I, Thomas Vochlt II, do hereby make oath that I am a licensed attorney and/or 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 and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Danielle Chandler, a notary public for this county and state, Thomas Vochlt II who acknowledges that this certification of electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires _____

Notary Seal

DANIELLE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
APRIL 10, 2022