THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 34422-08-2018**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $512,000.00. Affiant Subscribed and sworn to before me this 22nd day of October, 2018. Notary Public My Commission Expires:

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 6, 2021

WARRANTY DEED

Address New Owner: Patrick C. Pocklington Revocable Trust 1645 Vine Street #903 Los Angeles, CA 90028	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 158 04 0 003 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Robert T. Cochran, III, Heather Lea Cochran, and Charles D. Cochran, Co-Executors of The Estate of Donna Benner Cochran, deceased** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Patrick Pocklington, Trustee of the Patrick C. Pocklington Revocable Trust u/a/d June 27, 2013** ("Grantee"), its successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 6017 Sherwood Drive, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Karen Y Johnson Davidson County
Batch# 153457 **DEEDWARR**
10/23/2018 11:53:13 AM 3 pgs
Fees: $18.00 Taxes: $1,894.40

20181023-0104963

Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

IN WITNESS WHEREOF, Grantor has executed this instrument on the 22nd day of October, 2018.

Robert T. Cochran, III, Co-Executor

Heather Lea Cochran, Co-Executor

Charles D. Cochran, Co-Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Robert T. Cochran, III, Heather Lea Cochran and Charles D. Cochran, Co-Executors of the Estate of Donna Benner Cochran, deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of October, 2018.

Notary Public

My Commission Expires:
10-7-2019

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 7, 2019

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 469, on the Plan of Hillsboro Park, Section 6, as of record in Book 2663, page 95, Register's Office for Davidson County, Tennessee.

Said Lot No. 469, fronts 205.0 feet on the northerly side of Sherwood Drive and extends back 413.3 feet on the westerly line and 349.7 feet on the easterly line to a dead line measuring 212.0 feet thereon.

Being the same property conveyed to Robert T. Cochran, Jr. and wife, Donna B. Cochran by deed dated June 22, 1970 from Charles E. Hargett and wife, Pat E. Hargett of record in Book 4426, page 475, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated January 28, 1987 of record in Book 7123, page 54, Register's Office for Davidson County, Tennessee, Robert T. Cochran, Jr. and wife, Donna B. Cochran conveyed subject property to Donna B. Cochran. Donna B. Cochran, being one and the same as Donna Benner Cochran, died on January 12, 2018 leaving a Last Will and Testament filed for Probate in Docket No. 18p-220, Probate Court for Davidson County, Tennessee. In accordance with the terms of said Will, subject property was devised to Robert T. Cochran, III, Heather Lea Cochran, and Charles D. Cochran, Co-Trustees of the Donna Benner Cochran Living Trust, created under said Will.

This conveyance is made subject to:

1. State and County taxes for the year 2018, which have been prorated and assumed by Grantee. Map and Parcel No. 158 04 0 003 00.
2. All matters appearing on the Plan of record as Book 2663, page 95, Register's Office for Davidson County, Tennessee.
3. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 7240, page 670, Register's Office for Davidson County, Tennessee.