Karen Y Johnson Davidson County
Batch# 162078 DEEDWARR
11/16/2018 04:09:30 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20181116-0113348

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of November, 2018

Notary Public

MY COMMISSION EXPIRES: 10-20-19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Lisa Vinsani Connor Vinsant*	New Owner	061-10-0-031.00
(NAME)	(NAME)	
3849 Hutson Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20182934

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **David B. Cockrell, Sr and Kay N. Cockrell, husband and wife**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Lisa Vinsani Connor, married,** 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit

Being Lot No. 181 on the Plan of Maplewood Heights of record in Book 547, page 103 and 104, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

Said Lot no. 181 front 100 feet on the easterly margin of Hutson Avenue and extends back between parallel lines 250 feet to a dead line in the rear.

BEING the same property conveyed to David B. Cockrell, Sr. and wife, Kay N. Cockrell by Warranty Deed from James E. Underwood, Jr. and wife, Camille P. Underwood dated January 25, 2000 and filed of record in Instrument No. 200001280009132, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:
This conveyance is made subject to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat and also subject to a sanitary sewer/storm drainage easement appearing of record in Book 4260, page 580, Register's Office for said County.

Unimproved ☐

This is improved ☒ property, known as 3849 Hutson Ave, Nashville, TN 37216
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

* Vinsant
** Vinsant

Witness my hand this 15th day of November, 2018

David B. Cockrell, Sr

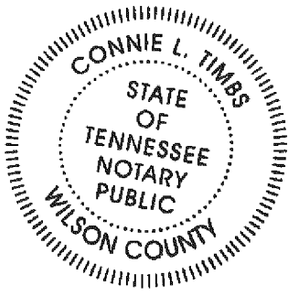
Kay N. Cockrell

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, David B. Cockrell, Sr and Kay N. Cockrell, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th of November, 2018.

Notary Public
My Commission Expires: 2-4-2019



True Copy Certification

I, Brandon Lippman, 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.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Deanna F. Wood, a notary public for this county and state, Brandon Lippman who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: _____

