Karen Johnson Davidson County
Batch# 202115 DEEDWARR
03/06/2019 08:55:30 AM 3 pgs
Fees: $18.00 Taxes: $1,092.15
20190306-0020211

# WARRANTY DEED

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,175.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 5th day of March, 2019

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title and Escrow Main , 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO(S). |
|---|---|---|
| Curtis Peacock and Meghan Vosberg | | 172 12 0B 006.00 CO |
| (NAME) 6072 Bradford Hills Dr | (NAME) New Owner | |
| (ADDRESS) Nashville, TN 37211 | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten and No/100 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/WE, **Maria Antoinette Sochor, unmarried and Jeff Alan Sochor, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Curtis Peacock, an unmarried man, and Meghan Vosberg, an unmarried woman,** , 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. 21 on the Plan of Bradford Hills, Section One, of record in Book 7900, Page 6, as amended in Book 7900, Page 110-112, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Maria Antoinette Sochor and husband, Jeff Alan Sochor by Warranty Deed from Brian Costello, married and spouse Katherine A. Polchlopek dated May 29, 2008 and recorded June 2, 2008 as Instrument No. 20080602-0055902, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 6072 Bradford Hills Dr, Nashville, TN 37211

File Number: FND-1900765SSO

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 our hands this 5 day of March, 2019

Maria Antoinette Sochor

Maria Antoinette Sochor

Jeff Alan Sochor

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Maria Antoinette Sochor and Jeff Alan Sochor, the 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 and official seal, this the 5th of March, 2019.

Notary Public

My Commission Expires: 7-12-21

(SEAL)

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File Number: FND-1900765SSO

## True Copy Certification

I, Marjorie Kaup Haines, 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.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, Chris Mule, a notary public for this county and state, Marjorie Kaup Haines 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: 1/13/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY