WARRANTY DEED

File #19050

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $157,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF MARCH, 2019.

Notary Public

MY COMMISSION EXPIRES: 4-25-19
(AFFIX SEAL)

LACEY CHUMLEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 04-25-2019

Karen Johnson Davidson County
Batch# 205939 DEEDWARR
03/14/2019 10:44:32 AM 2 pgs
Fees: $13.00 Taxes: $582.75

20190314-0023428

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
134 Frierson Street
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donna Breaks	NEW OWNER	-150-03-0-306.00
(NAME)	(NAME)	
3609 Wells Court		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, We, **T. Blake Cothran and Devin Rohner and Nolan Pattee and Judy Cothran,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Donna Breaks, a married woman,** HEREINAFTER CALLED THE GRANTEE, HER 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. 119-A on the Plan of Zone Lot Division Lots 119 through 123 Chelsea of Priest Lake Section Two-C of record in Plat Book 6250, Page 943, and amended in Book 6900, Page 192 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 a portion of the same property conveyed to T. Blake Cothran, Devin Rohner, Nolan Pattee and Judy Cothran by Warranty deed from Lori A. Buck AKA Lori Buck and Randy Buck, wife and husband of record in Instrument No. 20180517-0047211 Register's Office for Davidson County, Tennessee, dated May 12, 2018 and recorded on May 17, 2018. This property is not the homestead or current residence of the grantors or their spouses. T. Blake Cothran executes this instrument on behalf of Devin Rohner, Nolan Pattee and Judy Cothran pursuant to a Power of Attorney recorded of record in Instrument No. 20180822-0083330 Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 3609 Wells Court, Antioch, TN 37013

(House Number) (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 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 my hand this 11th day of March, 2019.

T. Blake Cothran

Devin Rohner by T. Blake Cothran, his attorney in fact

Nolan Pattee, by T. Blake Cothran, his attorney in fact

Judy Cothran, by T. Blake Cothran, her attorney in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **T. Blake Cothran,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of March, 2019.

My commission expires: 8.4.20

Notary Public

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires AUG. 4, 2020

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **T. Blake Cothran**, with whom I am personally acquainted (or who proved to me hisr identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of **Devin Rohner, Nolan Pattee, and Judy Cothran** for the purposes therein contained, and who further proved to me that he is the Attorney in Fact for **Devin Rohner, Nolan Pattee, and Judy Cothran** , and is authorized by **Devin Rohner, Nolan Pattee, and Judy Cothran** to execute this instrument on their behalf.

Witness my hand, at office, this 11th day of March, 2019.

My commission expires: 8.4.20

Notary Public

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires AUG. 4, 2020

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
134 Frierson Street
Brentwood, TN 37027