WARRANTY DEED

File #20190523954

MAKEYSHA SORENSEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires June 26, 2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $194,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of June, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 238726 DEEDWARR
06/04/2019 03:21:30 PM 2 pgs
Fees: $13.00 Taxes: $721.13
20190604-0053343

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
538 Brandies Circle Ste 101
Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patricia Caparas McKeown	New Owner	181.02-0A-160.00 CO
(NAME)	(NAME)	
8511 Burnham Lane		
(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, I/WE, **Theresa Cochran and husband, Jeffrey Cochran,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Patricia Caparas McKeown, an unmarried woman,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN RUTHERFORD COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. J-1 of Lenox Creekside, Phase 3, as set forth in the Amendment to First Supplement to the Master Deed Establishing Lenox Creekside, Phase II, a condominium form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended , of record as Instrument No. 20080808-0081967 in the Register's Office for Davidson County, Tennessee, amending Instrument No. 20070801-0091466 and subjecting the property to the Master Deed of record as Instrument No. 20060306-0025686, as amended by Instrument No. 20060606-0066938 in said Register's Office; said unit also being shown as part of Exhibit "A" to said Amendment to First Supplement.

Being the same property conveyed to Theresa Cochran and husband Jeffrey Cochran, by warranty deed from Regent Homes, LLC, a Tennessee Limited Liability Company, dated 8/30/2010, of record in Instrument No. 20100831-0069217, said Register's Office.

This conveyance is subject to: Taxes for the year 2019, a lien, not yet due or payable.; Any and all matters as set forth in the plat of record in Instrument No. 20080808-0081967, said Register's Office.; Restrictive covenants of record in Instrument No. 20060306-0025686, as amended in Instrument No. 20060606-0066938, and in Instrument No. 20070801-0091466, and in Instrument No. 20080808-0081967, said Registers Office; Charter to the homeowners association of record in Instrument No. 20060227-0022558, said Registers Office; Easement for sanitary sewer and/or storm drainage of record in Book 9487, Pages 901 and 914, said Registers Office; Stormwater Detention Agreement of record in Instrument No. 20060809-0097652, said Registers Office; Easement to Comcast of Nashville of record in Instrument No. 20150126-0007087, said Registers Office.

unimproved ☐
This is improved ☒ property, known as **8511 Burnham Lane, 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 our hands this 3rd day of June, 2019.

Theresa Cochran

Theresa Cochran

Jeffrey Cochran

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public, personally appeared Theresa Cochran and Jeffrey Cochran, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she/he/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 3rd day of June, 2019.

Commission expires: 5-17-2020

Notary Public

KARRINGTON B. CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
538 Brandies Circle Ste 101
Murfreesboro TN 37128

True Copy Certification

I, Penny Y. Ray, 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 executed and authenticated according to law.

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/22/2022

Notary Seal (if on paper)