WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 865,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF June, 2019. Notary Public TENNESSEE NOTARY PUBLIC (AFFIX SEAL) MY COMMISSION EXPIRES: March 3, 2020

Karen Johnson Davidson County
Batch# 240745 DEEDWARR
06/10/2019 08:45:13 AM 3 pgs
Fees: $18.00 Taxes: $3,200.50
20190610-0055030

RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE TN 37203

R. L. MOORE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2019-GTE-99

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
John Cochran and Lucy Cochran	New Owner	131-01-0-173
(NAME)	(NAME)	
3500 Colewood Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Scott Brown and Mary Brown, husband and wife** (the "**Grantor(s)**"), have bargained and sold, and by these presents does hereby transfer, grant and convey to **John Cochran and Lucy Cochran, husband and wife** (the "**Grantee(s)**"), their heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described as follows (the "**Property**"), to-wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Resubdivision of Lot 20, Plan of Russwood Heights (partition) of record in Doc. No. 20130306-0022368, Register's Office for said County, to which Plan reference is hereby made for a more complete description. Subject Property was formerly known as Unit 2 of Russwood Heights Condominium established under Master Deed of record in Doc No. 20030821-0121348, said Register's Office. Deed Waiving Condominium Regime for Russwood Heights Condominiums of record in Doc. No. 20130305-0021934, said Register's Office.Being the same property conveyed to Scott Brown and spouse, Mary Brown, by Warranty Deed from Robin Fothergill Nezhad and husband, Nezhad J. Hossineynaim, of record in Instrument No. 20130502-0044543, in the Register's Office of Davidson County, Tennessee, dated May 1, 2013 and recorded on May 2, 2013.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following exceptions (the "**Permitted Exceptions**"):

1. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF RESUBDIVISION OF LOT 20, PLAN OF RUSSWOOD HEIGHTS (PARTITION), or record as Instrument Number 20130306-0022368, Register's Office. Davidson County, Tennessee.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF RUSSWOOD HEIGHTS, as recorded in Plat Book 2133, Page(s) 12, Register's Office. Davidson County, Tennessee.
3. Master Deed establishing Russwood Heights Condominiums Condominium of record in Instrument No. 20030821-0121348, Register's Office. Davidson County, Tennessee.
4. Deed Waiving Condominium Regime for Russwood Heights Condominiums of record in Instrument No. 20130305-0021934, Register's Office. Davidson County, Tennessee.

This is improved property located at 3500 Colewood Drive, Nashville, TN 37215.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title and interest thereunto belonging or in any wise appertaining unto the Grantee(s), their successors and assigns, in fee simple forever.

Grantor(s) covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor(s) further covenant with Grantee(s) that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor(s) further covenant and binds himself, and his heirs and assigns, to warrant and forever defend the title to the Property to Grantee(s), its successors and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

[signatures on the following page]

IN WITNESS WHEREOF, the Grantor(s) have executed this Warranty Deed the 7th day of June, 2019.

GRANTOR(s):

Scott Brown

Mary Brown

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Scott Brown and Mary Brown, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 6 day of June, 2019.



Notary Public

My Commission Expires: 3/8/2022