Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-BR-19-533B

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
19-1565TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER ~~IS $462,500~~.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 9th day of August, 2019.

Notary Public
Commission Expiration: 4.17.2023

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Karen Johnson Davidson County
Batch# 271459 DEEDWARR
08/14/2019 12:57:25 PM 2 pgs
Fees: $13.00 Taxes: $1,711.25

20190814-0081267

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Michael Cochran 533 B Moore Ave. Nashville, TN 37203	NEW OWNER 7 CORIN COURT SYOSSET, NY 11791	105-07-3R-002.00105-07-3R-002.00

WARRANTY DEED

FOR AND IN 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, **Andrew L. Patton, married**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael A. Cochran,** an unmarried man, 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:

Property known as: 533 B Moore Ave., Nashville, TN 37203

Land in Davidson County, Tennessee, being Unit B together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 533 Moore Avenue Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20180206-0011839, and being shown on Plat attached thereto as Exhibit "B," in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complte and accurate legal description.

Being part of the same property conveyed to Andrew L. Patton by Warranty Deed from Francene Hereford, unmarried, dated 08/03/2017 and recorded 08/04/2017 in Instrument No. 20170804-0079901, said Register's Office.

Map/Parcel ID: 105-07-3R-002.00

The subject property is not the principal residence of the Grantor.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 533 B Moore Ave., Nashville, TN 37203

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 unemcumbered, 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 9th day of August, 2019.

Andrew L. Patton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of August, 2019, before me personally appeared **Andrew L. Patton**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 9th day of August, 2019.

DOLORES F. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Notary Public
Commission Expiration: 4-11-2023

LTE File No.: 19-1565TN