WARRANTY DEED

Karen Johnson Davidson County
Batch# 282668 DEEDWARR
09/09/2019 11:20:30 AM 2 pgs
Fees: $13.00 Taxes: $917.60
20190909-0090816

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $248,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 6TH DAY OF SEPTEMBER, 2019.

NOTARY PUBLIC

MY COMMISSION EXPIRES 9/25/19

VENIKKIA BRANCH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 19-6195B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Larico C. Cole	NEW OWNER	182-06-0A-186.00-CO
8236 Ramstone Way		
Antioch, TN 37013		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

JOSHUA W. COCHRAN AND WIFE, TRACY S. COCHRAN

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

LARICO C. COLE, A SINGLE MAN

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being all of Lot No. 176, Final Plat, Old Hickory Hills Phase Two, Section Three, according to plat and survey of same appearing of record in Instrument No. 20040420-0044507, of the Register's Office of Davidson County, Tennessee, to which Plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Joshua W. Cochran and wife, Tracy S. Cochran by Warranty deed from Greenvale Construction, LLC, A Tennessee Limited Liability Company of record in Instrument No. 20040909-0109200 Register's Office for Davidson County, Tennessee, dated August 31, 2004 and recorded on September 09, 2004.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2019 AND SUBSEQUENT YEARS.

SUBDIVISION RESTRICTIONS, BUILDING LINES AND EASEMENTS OF RECORD IN INSRTUMENT NO.

20040420-0044507, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN INSTRUMENT NO. 20020116-0006750, IN THE SAID REGISTER'S OFFICE.

CHARTER RECORDED IN INSTRUMENT NO. 20020123-0009339, IN THE SAID REGISTER'S OFFICE.

EASEMENTS OF RECORD IN INSTRUMENT NO. 20001030-0107214 AND 20020123-0009339, IN THE SAID REGISTER'S OFFICE.

AGREEMENT OF RECORD IN INSTRUMENT NO. 20010306-0021333 AND 20030226-0025749, IN THE SAID REGISTER'S OFFICE.

ADJOINING OWNER RIGHTS OF RECORD IN BOOK 6013, PAGE 187, IN THE SAID REGISTER'S OFFICE.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE.

This is property known as 8236 Ramstone Way, Antioch, TN 37013

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on the 6th day of September, 2019.

Joshua W. Cochran

Joshua W. Cochran

Tracy S. Cochran

Tracy S. Cochran

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, JOSHUA W. COCHRAN AND TRACY S. COCHRAN, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 6th day of September, 2019.

Notary Public

My Commission Expires: 10/11/21

File #: 19-6195B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027

J. CARLTON DRUMWRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Ashlee D Page, 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.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, 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: 9/25/19

VENIKKIA CUNNINGHAM
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-25-2019

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