WARRANTY DEED

Karen Johnson Davidson County
Batch# 294756 DEEDWARR
10/02/2019 03:11:03 PM 2 pgs
Fees: $13.00 Taxes: $1,480.00

20191002-0100796

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

G-P-19-5507

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF SEPTEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 11/8/21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jamieson P. Connelly and Paul M. Connelly and Michael J. Connelly	new owners	
(NAME) **5507 Tennessee Ave**	(NAME)	**091-06-0-280.00**
(ADDRESS) **Nashville, TN 37209**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **EDWARD ROBERDEAU COCHRAN, III AND WIFE, ANNALISSA GRANT COCHRAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JAMIESON P. CONNELLY AND HUSBAND, PAUL M. CONNELLY AND MICHAEL J. CONNELLY, UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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 1418 of Block No. 201 on the Plan of Map Showing Extension of Plan No. 1, West Nashville, of record in Book 57, Page 173, Register' s Office for said County.

Said Lot No. 1418 fronts 25 feet on the Southerly margin of Tennessee Avenue and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to Edward Roberdeau Cochran, III and wife, Annalissa Grant Cochran by Warranty deed from Mark Hayes of record in Instrument No. 20130506-0045666 Register's Office for Davidson County, Tennessee, dated May 02, 2013 and recorded on May 06, 2013.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 173, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5507 Tennessee Avenue, Nashville, Tennessee 37209**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 24 DAY OF SEPTEMBER, 2019.

Edward Roberdeau Cochran, III

Annalissa Grant Cochran

STATE OF Georgia
COUNTY OF Clarke

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EDWARD ROBERDEAU COCHRAN, III, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24 of September, 2019.

Notary Public
My Commission Expires: 02-28-2021
(SEAL)

JENNIFER C SKINNER NOTARY PUBLIC Exp. Feb. 28, 2021 JACKSON COUNTY, GA

STATE OF ~~TENNESSEE~~ Georgia
COUNTY OF ~~DAVIDSON~~ Clarke

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANNALISSA GRANT COCHRAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24 of September, 2019.

Notary Public
My Commission Expires: 02-28-2021
(SEAL)

JENNIFER C SKINNER NOTARY PUBLIC Exp. Feb. 28, 2021 JACKSON COUNTY, GA

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212