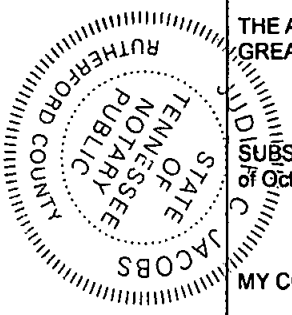
WARRANTY DEED

Karen Johnson Davidson County
Batch# 308812 DEEDWARR
10/31/2019 09:36:58 AM 2 pgs
Fees: $13.00 Taxes: $1,091.50
20191031-0111899



State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of October, 2019

Notary Public

MY COMMISSION EXPIRES: 1-20-20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Matthew Cockroft	Bancorp South Bank	119-07-0-133.00
(NAME)	(NAME)	
2433 Glenrose Avenue	2778 West Jackson Street Building C, 2nd Floor	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Tupelo, MS 38801	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Darrell McEachron,** a married man, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Matthew Cockroft, single 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:

Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of Section One, Rosewood Estates of record in Plat Book 4955, page 29, in the Register's Office for Davidson county, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed Darrell McEachron by deed from Carolyn E. Whedon, an unmarried woman, dated November 25, 2016 and filed for record December 5, 2016 as Instrument NO. 20161205-0127563 in the Register's Office for Davidson County, Tennessee.

Subject to any and all matters appearing on the Plan of record in Plat Book 4955, page 29, Register's Office for Davidson County, Tennessee.

Subject to any and all zoning regulations, building restrictions and setback lines if any and any and all easements for public utilities.

This is investment property for the seller and has never been his marital residence.

unimproved ☐

This is improved ☑ property, known as 2433 Glenrose Avenue, Nashville, TN 37210
(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 my/our hands this 30th day of October, 2019.

Darrell McEachron

State of Tennessee
County of Davidson

Personally appeared before me Darrell McEachron, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 30th day of October, 2019.

Notary Public Judith C. Jacobs
My Commission Expires: 1-20-20

File No.: 201910005

JUDITH C. JACOBS
NOTARY PUBLIC
STATE OF TENNESSEE
RUTHERFORD COUNTY