THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 191123742** Karen Johnson Davidson County Batch# 325525 **DEEDWARR** 12/05/2019 10:18:18 AM 2 pgs Fees: $13.00 Taxes: $888.00 20191205-0125594	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $240,000.00. Affiant Subscribed and sworn to before me, this 2nd day of December, 2019. Notary Public My Commission Expires: HOLLY DEES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 7, 2023

WARRANTY DEED

Address New Owner: Saxum Capital, LLC 200 E Spring Street Lebanon, TN 37087	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 071-04-0-178.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Thomas J. Cochran and wife, Mary A. Cochran,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Saxum Capital, LLC, a Tennessee limited liability company**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 216 on the Plan of Joywood Heights, Section II, of record in Plat Book 1130, Pages 92 and 93, in the Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 216 begins at a point in the Southwesterly margin of Woodyhill Drive at the corner of Lots Nos. 216 and 217; thence with the line between said lots, Southwesterly 240.3 feet; thence South 2 degrees 55' West 172.6 feet to an iron pin being the center of the T.V.A. power line right-of-way; thence with the center line of the same North 89 degrees 5' East 102.2 feet to the corner of Lots Nos. 215 and 216; thence with the line between said lots Northeasterly 290.8 feet to the margin of Woodyhill Drive; thence with the margin of the same around a slight curve Northwesterly 70 feet to the beginning.

Being the same property conveyed to Thomas J. Cochran and wife, Mary A. Cochran by Warranty deed from Sara Stewart, an unmarried person of record in Instrument No. 20160504-0043880 Register's Office for Davidson County, Tennessee, dated May 2, 2016 and recorded on May 4, 2016.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2020, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 1130, Page (s) 92 and 93, Register's Office for Davidson County, Tennessee.

Sanitary Sewer and/or Storm Drainage Easement of record in Book 3990, Page 764, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 2512 Woodyhill Drive Nashville TN 37207

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2nd day of December, 2019.

Thomas J. Cochran by Carolyn Akins, attorney in fact

Thomas J. Cochran
BY: Carolyn Akins, Attorney-in-fact

Mary A. Cochran by Carolyn Akins attorney in fact

Mary A. Cochran
BY: Carolyn Akins, Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Carolyn Akins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Thomas J. Cochran and Mary A. Cochran and that she is authorized by Thomas J. Cochran and Mary A. Cochran to execute this instrument on their behalf.

Witness my hand, at office, this 2nd day of December, 2019.

Notary Public
My Commission Expires: _____

JONATHAN HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 8, 2023