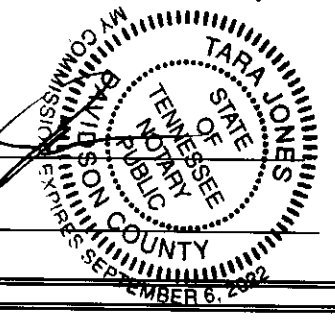
THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 200527447** Karen Johnson Davidson County Batch# 430173 **DEEDWARR** 07/02/2020 02:08:52 PM 2 pgs Fees: $13.00 Taxes: $1,080.40 20200702-0071950	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $292,000.00. Affiant Subscribed and sworn to before me, this 30th day of June, 2020. Notary Public My Commission Expires:



WARRANTY DEED

Address New Owner: Richard Jacobs and Courtney Nicole Jacobs 1143 Woodbury Falls Court Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 128-12-0C-039.000

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, **Chad D. Cochran and wife, Melissa L. Cochran** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Richard Jacobs and Courtney Nicole Jacobs, joint tenants with of survivorship**, ("Grantees"), their 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 Unit 1143, Woodbury Townhomes, Phase 1, as established by Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20060310-0028278, as amended at Instrument No. 20080201.0010772, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Chad D. Cochran and wife, Melissa L. Cochran by Warranty deed from Lynn Paschall of record in Instrument No. 20160718-0073739 Register's Office for Davidson County, Tennessee, dated July 15, 2016 and recorded on July 18, 2016.

The execution of this instrument is effected by the signature of James Alexander as Attorney-in-fact for Chad D Cochran, which Power of Attorney if recorded in Instrument No. 20200702-0071948, and also by the signature of James Alexander as Attorney-in-fact for Melissa L. Cochran, which Power of Attorney if recorded in Instrument No. 20200702-0071999, both is said Register's office.

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 PUD Boundary Plat of record as Instrument Number 20050216-0017693, Register's Office of Davidson County, Tennessee.
Subject to all matters shown as Exhibit "E" established in the Declaration of Covenants, Conditions and Restrictions of record as Instrument Number 20060310-0028278, Register's Office of Davidson County, Tennessee.
Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20060310-0028278 and amended in Instrument 200802010010772, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is

exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
Charter of record in Instrument No. 200603090027744, Register's Office of Davidson County, Tennessee.
Stormwater Detention Agreement of record as Instrument No. 200501180005578 and Instrument No. 200610230130904, in the Register's Office for Davidson County, Tennessee.
Easement for sanitary sewer of record in Book 5074, Pages 856 and 945 in the Register's Office for Davidson County, Tennessee.
Deed to State of Tennessee of record in Book 8083, Pages 534, 541 and 547 in the Register's Office for Davidson County, Tennessee.
Easement Agreements of record in Instrument Number 20120810-0071791 and Instrument Number 20120706-0059466, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 1143 Woodbury Falls Court Nashville TN 37221

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, Grantors have executed this instrument on this 30th day of June, 2020.

Chad D. Cochran by James Alexander
as Attorney-in-fact

Melissa L. Cochran by James Alexander
as Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James Alexander, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Chad D. Cochran and Melissa L. Cochran and that he is authorized by Chad D. Cochran and Melissa L. Cochran to execute this instrument on their behalf.

WITNESS my hand, at office, this 30th day of June, 2020.

Notary Public

My Commission Expires: _____

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022