Karen Johnson Davidson County
Batch# 487706 DEEDWARR
10/01/2020 01:24:30 PM 4 pgs
Fees: $23.00 Taxes: $3,237.50
20201001-0113571

#35704

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 35704-08-2020	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $875,000.00. Anita K Cochran Affiant Subscribed and sworn to before me this 28th day of September, 2020. Notary Public My Commission Expires: 3/6/24

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Anita K. Cochran 615 Belle Meade Blvd, #104 Nashville, TN 37205	Send Tax Bills To: New Owner 615 Belle Meade Blvd #104 Nashville, TN 37205	Tax Information: Map and Parcel No.: 130020A02200CO

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, Marshall Trammell and wife, Ruth Trammell, husband and wife, ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to Anita K. Cochran, an unmarried woman, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 615 Belle Meade Blvd, #104, Nashville, TN 37205.

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

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and binds themselves, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 28th day of September, 2020.

Marshall Trammell by V. Ripley Trammell
Marshall Trammell by V. Ripley Trammell,
his attorney-in-fact

Ruth Trammell by V. Ripley Trammell
Ruth Trammell by V. RipleyTrammell,
her 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, aforesaid, V. Ripley Trammell, attorney-in-fact for Marshall Trammell and Ruth Trammell, 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.*

Witness my hand, at office, this 28th day of September, 2020.

Notary Public

My Commission Expires: 3/6/24

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

*and who further acknowledged that he is authorized by Marshall Trammell and Ruth Trammell to execute this instrument on his and her behalf.

EXHIBIT "A"

Land in Davidson County, Tennessee being Unit No. G-4 on the Plan of Glencourt Condominiums of record in Plat Book 6250, page 162, Register's office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Glencourt Condominiums, a horizontal property regime established by Master Deed of record in Book 6396, page 825, re-recorded in Book 6402, page 279, amended in Instrument No. 200410130123308, Instrument No. 20100105-0000913 and Instrument No. 20171227-0131285 said Register's Office.

Being the same property conveyed to Marshall Trammell and wife Ruth Trammell by Warranty Deed dated May 30, 2003 from David D Dortch and wife Ruth W Dortch of record in Instrument Number 20030609-0078972, Register's Office Davidson, Tennessee.

This conveyance is made subject to:

1. 2020 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed and By-Laws for Glencourt Condominiums, of record in Book 6396, page 825 re-recorded in Book 6402, page 279, amended in Instrument No. 200410130123308, Instrument No. 20100105-0000913 and Instrument No. 20171227-0131285, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Plan of record in Book 6250, page 162, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., 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 and authenticated according to law.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., 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: October 2, 2023
Notary Seal:

