RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN2014591

Karen Johnson Davidson County
Batch# 500618 **DEEDWARR**
10/23/2020 10:09:03 AM 2 pgs
Fees: $13.00 Taxes: $1,110.00

20201023-0123300

WARRANTY DEED

JASON R. JONES NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of October, 2020.

NOTARY PUBLIC

My commission expires: 12/1/2020

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JUSTIN COVINGTON AND SARAH ASHLYN HALL 2818 Jones Ave Nashville, TN 37207	MOVEMENT MORTGAGE, LLC 8024 CALVIN HALL ROAD INDIAN LAND, SC 29707	060-16-0-125.00

FOR AND IN CONSIDERATION of the sum of Three Hundred Thousand and 00/100 Dollars ($300,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **CHRISTOPHER R.W. COCHRAN, MARRIED**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **JUSTIN COVINGTON AND SARAH ASHLYN HALL, HUSBAND AND WIFE**, hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, being Lot No. 20-G on the plan of the Resubdivision of Lot No. 20, Joywood Heights, Section III, not of record, and described according to survey made by Ralph W.C. Lambert, Surveyor, February 22, 1954, described as follows:

Beginning on the westerly margin of Jones Avenue at the northeast corner of Lot No. 21; thence with said avenue northwardly 70.7 feet to the corner of Lot Nos. 20-F and 20-G; thence with the line between said two lots westwardly 275 feet to the easterly line of Lot No. 19; thence with said line southwardly 41 feet, more or less, to the northerly line of Lot No. 21; thence with the line between Lot Nos. 20 and 21, South 85 degrees East, 272.8 feet to the point of beginning.

Being a portion of the same property conveyed to Christopher R. W. Cochran from Venture South Real Estate, LLC, a Tennessee limited liability company, by Quitclaim Deed dated June 27, 2014 and recorded July 3, 2014 in Instrument #20140703-0059091, said Register's Office. Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

The address of the herein described property is believed to be 2818 Jones Ave, Nashville, TN 37207, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that he is lawfully seized and possessed of said real estate; that he have a good right to convey the same; and that it is unencumbered except by lien of the 2020 property taxes, which taxes are being prorated between the parties, and .

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 21st day of October, 2020.

CHRISTOPHER R.W. COCHRAN

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

Personally appeared before me, a Notary Public, Christopher R.W. Cochran, 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 and seal, this the 21st ~~day~~ of October, 2020.

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 08-27-2022

Notary Public

Jennifer L. Pennell
Printed Notary Name

My commission expires: _____