WARRANTY DEED

Karen Johnson Davidson County
Batch# 512225 DEEDWARR
11/09/2020 12:01:30 PM 3 pgs
Fees: $18.00 Taxes: $2,904.50
20201109-0131346

Y-SB-PRK-20-608

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $785,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF SEPTEMBER, 2020.

GREG FAIRBETTER NOTARY PUBLIC TENNESSEE DAVIDSON COUNTY My Commission Expires NOV 8, 2021

Notary Public

MY COMMISSION EXPIRES: 11.8.21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Roland Xavier Cochrun	New Owner	
(NAME)	(NAME)	**094-01-0-486.00**
608 South 16th Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **KELLI MUTTER AND JOSEPH MUTTER, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ROLAND XAVIER COCHRUN, SINGLE MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 2 on the Plan of Resubdivision of Resubdivision of Lot 95B Shelby Village No. 2 of record in Plat at Instrument No. 20150625-0061439, 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 to Mutter Agency, Inc. by Warranty deed from Timothy Kenefick and Jill Rochlitz Block of record in Instrument No. 20170410-0034802 Register's Office for Davidson County, Tennessee, dated April 07, 2017 and recorded on April 10, 2017.

Being the same property conveyed to Kelli Mutter and Joseph Mutter, husband and wife by Quitclaim deed from Mutter Agency, Inc of record in Instrument No. 20180611-0055514 Register's Office for Davidson County, Tennessee, dated June 09, 2018 and recorded on June 11, 2018.

This conveyance is subject to:
- Taxes for the year 2020, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20150625-0061439, Register's Office of Davidson County, Tennessee.
- Easements of record in Book 2105, Page 639 and Book 2086, Page 339, in the Register's Office for Davidson County, Tennessee.
- Permanent Sewer Service Easement of record in Instrument Number 20010809-0086088, in the Register's Office for Davidson County, Tennessee.
- Dedication of Easement & Maintenance Agreement for Sewage Pumps, service Lines, Ingress/Egress and Appurtenances of record in Instrument Number 20170530-0053360, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **608 South 16th Street, Nashville, Tennessee 37206**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 29th DAY OF SEPTEMBER, 2020.

Kelli Mutter by Laura Mitchell, Attorney-In-Fact
Kelli Mutter by Laura Mitchell, Attorney-In-Fact

Joseph Mutter by Laura Mitchell, Attorney-In-Fact
Joseph Mutter by Laura Mitchell, 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, LAURA MITCHELL, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of KELLI MUTTER AND JOSEPH MUTTER, and who acknowledged he/she/they executed the same as the free act and deed of the said KELLI MUTTER AND JOSEPH MUTTER.

Witness my hand and official seal, this the 29th of September, 2020.

Notary Public
My Commission Expires: 5/3/21
(SEAL)

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

True Copy Certification

I, Connie Taylor, 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 executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor 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: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212