BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 541880 **DEEDWARR**
12/23/2020 11:23:06 AM 2 pgs
Fees: $13.00 Taxes: $832.50

20201223-0152894

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY of December, 2020

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

KEVIN D. MONTGOMERY NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES 10-02-2023

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Daniel T. Thorp Sr.	new owner	141060d02700co
(NAME)	(NAME)	
3055 Harpeth Springs Drive	4510 Canter Ln.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Warrenton, VA 20187	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Katherine B. Cochran Raines, f.k.a. Katherine B. Cochran and husband, Christopher Brian Raines,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Daniel T. Thorp Sr., unmarried,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being a certain Condominium Apartment with Private Elements in Davidson County, Tennessee, being Unit No. 27, as specified on the plan of Riverbridge Community of record in Instrument No. 20030213-0019999, and as created under the Declaration of Covenants, Conditions and Restrictions for the Townhomes of Riverbridge, establishing a Horizontal Property Regime (with private elements), created under Title 66, Section 27-101, et seq., as amended , Tennessee Code Annotated, as of record in Instrument No. 20030205-0016032, as amended in Instrument No. 20050520-0056889, Register's Office for Davidson County, Tennessee, including, without limitation, the By-Laws of record in Instrument No. 20030218-0020987, said Register's Office, Reference is hereby made to the plan of Riverbridge Community, for placement of Units and for a more complete identification and description of such lot.

Being the same property conveyed to Katherine B. Cochran, unmarried, by Warranty Deed dated 3/25/13 from Kevin F. Zrinski, unmarried, of record in Instrument No. 20130328-0030331, Register's Office for Davidson County, Tennessee. The said Katherine B. Cochran is one and the same as Katherine B. Cochran Raines.

unimproved ☐

This is improved ☑ property, known as 3055 Harpeth Springs Drive, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hands this 22nd day of December, 2020.

Katherine B. Cochran Raines

Christopher Brian Raines

State of Tennessee
County of Davidson

Personally appeared before me Katherine B. Cochran Raines and Christopher Brian Raines, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 22nd day of December, 2020.

Notary Public
My Commission Expires: _____

File No.: 15289

VICTOR HAZELWOOD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-24-2022