Name and Address of New Owner:
Jacob Lacher and Fiona Kathleen Battersby
1109 Gibson
Madison TN 37115

Send Tax Bills To:
Regions Bank
2050 Parkway Office Circle
Birmingham AL 35244

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Karen Johnson Davidson County
Batch# 588970 **DEEDWARR**
03/10/2021 03:20:20 PM 2 pgs
Fees: $13.00 Taxes: $847.30

20210310-0031817

Map & Parcel No: 051-07-0-058

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Joni K. Cockrill, an unmarried woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Jacob Lacher a single man, and Fiona Kathleen Battersby, a single woman,*** "the Grantees," the following described real estate in Davidson County, Tennessee: *as joint tenants with rights of survivorship

Land in Davidson County, Tennessee, being Lot No. 82 on the Plan of Stratton Heights Subdivision, of record in Plat Book 1835, Page 13, in the Register's Office for Davidson County, Tennessee, to which Plan reference is here made for a more complete description of said lot.

Being the same property conveyed to Tony G. Whittemore, married, by deed from Glenda Yvonne Conroy Martin and husband, Walter K. Martin and Michael D. Stokes, and wife, Rosezanna Stokes, by instrument dated May 8, 1995 and recorded May 10, 1995 in Book 9668, Page 191 Register's Office for Davidson County, Tennessee. (Value or consideration shown in aforementioned deed $49,500.00)

Being the same property conveyed to Joni K. Cockrill by Warranty Deed from Tony Whittemore and Vickie Whittemore, Husband and Wife of record as Instrument No. 20201110-0132562, Register's Office for Davidson County,, Tennessee, dated November 5, 2020 and recorded November 10, 2020. (Value or consideration shown in aforementioned deed $165,000.00).

Being also known as 1109 Gibson Drive, Madison, TN 37115

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 5th day of March, 2021.

Joni K. Cockrill (SEAL)
Joni K. Cockrill

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Joni K. Cockrill, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 5th day of March, 2021.

STEVEN PAUL DIXSER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public
My commission expires: 3/8/21

**AFFIDAVIT OF VALUE**

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $229,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
5th day of March, 2021.

Stacey Denson Palmer
Notary Public
My commission expires: 1/3/23

STACEY DENSON PALMER STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 01/03/2023 DAVIDSON COUNTY

File No. 2021-1374