Karen Johnson Davidson County
Batch# 612087 DEEDWARR
04/12/2021 08:40:05 AM 2 pgs
Fees: $13.00 Taxes: $1,805.60
20210412-0047863

WARRANTY DEED

HEATHER MORRISON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY
My Commission Expires JAN. 26, 2025

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $488,,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 8th DAY OF APRIL 2021.

NOTARY PUBLIC

MY COMMISSION EXPIRES 1/26/25

THIS INSTRUMENT PREPARED BY /RETURN TO:
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 20-2039LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Jameson Clayburn McWhirt-Toler and Sarah McWhirt-Toler	NEW OWNER	147 13 0 028.00 &
5112 Cochran Drive		147 13 0 039.00
Nashville, TN 37220		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

TAMMY L. BOON, AN UNMARRIED WOMAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JAMESON CLAYBURN MCWHIRT-TOLER AND SARAH MCWHIRT-TOLER, HUSBAND AND WIFE

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:

Tract 1:

Being Lot No. 1062 on the Plan of Brentwood Hall, Section 14, of record in Book 2663, Page 129, Register's Office for Davidson County, Tennessee.

Said Lot No. 1062 fronts 102 feet on the Easterly side of Cochran Drive and extends back 186 feet on the Southerly line and 187 feet on the Northerly line to a dead line in the rear on which measures 126.2 feet.

Being the same property conveyed to Tammy L. Boon, an unmarried woman, by Warranty Deed from Karen M. Apple, Successor Trustee of the Kathleen W. Tanner Revocable Living Trust dated April 7, 2003, of record in Instrument No. 20170920-0096229, in the Register's Office of Davidson County, Tennessee, dated September 18, 2017 and recorded on September 20, 2017.

Tract 2:

Land in Davidson County, Tennessee, lying in the Eastern portion of Section 14 of Brentwood Hall Subdivision, as of record in Book 2663, Page 129, Register's Office for said County, marked "Reserved", said point being at the intersection of the South property line of Lot 1084 and the East boundary of Section 14, and proceeding the following courses and distances: South 1° 18' West a distance of 347.7 feet to a concrete monument; thence along the East boundary line of Lots 1060 and 1061 a distance of 225.1 feet to a concrete monument; thence along East boundary line of Lot 1062 a distance of 98.2 feet to an iron pin; thence along the South boundary line of Lot 1084 a distance of 169.8 feet to the point of beginning, containing 0.6 acres, more or less.

Being the same property conveyed to Tammy L. Boon, an unmarried woman, by Warranty Deed from Karen M. Apple, Successor Trustee of the Kathleen W. Tanner Revocable Living Trust dated April 7, 2003, of record in Instrument No. 20170920-0096229, in the Register's Office of Davidson County, Tennessee, dated September 18, 2017 and recorded on September 20, 2017.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Brentwood Hall, Section 14, as recorded in Plat Book 2663, Page(s) 129.

4. Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2905, Page 287.

5. Memorandum of Contract as set forth in instrument recorded in Instrument No. 20190924-0097077 (Tract 1).

6. No coverage is provided as to the amount of acreage or square footage of the land.

This is improved property known as 5112 Cochran Drive, Nashville, TN 37220

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on the 7th day of April, 2021.

Tammy L. Boon

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, TAMMY L. BOON, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 7th day of April, 2021.

Notary Public

My Commission Expires: 2-19-2024

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-19-2024