Box 1

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF AUGUST, 2001.

Notary Public

MY COMMISSION EXPIRES: January 29, 2005.

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE ... FORD CO. TENN. ... My Commission Expires 2-29-2004

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark Cowan	**Greenpoint Mortgage Funding, Inc.**	**Map 136-11, Parcel 15**
(NAME) **3705 Edgewater Drive**	(NAME) **5032 Parkway Plaza Boulevard, Building 8, P.O. Box 37168**	
(ADDRESS) **Nashville, TN 37217**	(ADDRESS) **Charlotte, NC 28217**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **David L. Lechleiter and wife, Pamela S. Cowan**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARK COWAN AND WIFE, PAMELA COWAN**, 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:

Land in Davidson County, Tennessee, being Lot No.15 on the Plan of Section Two, Priest Lake Park of record in Plat Book 4175, Pages 56, 57 & 58 Register's Office for said County.

Said Lot No. 15 fronts 96.00 feet on the southwesterly margin of Edgewater Drive and extends back 155.94 feet on the northwesterly line and 150.19 feet on the southeasterly line to a broken line in the rear, measuring 96.19 feet thereon.

Being the same property conveyed to David L. Lechleiter and wife, Pamela S. Lechleiter by deed of record in Book 11419, Page 521, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of David L. Lechleiter and Pamela S. Lechleiter by Marcia Ellenberg as their Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument 20010904-0096184, in the Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 09/05/01 15:44 2pgs
Fees:13.00 Taxes:508.75

20010905-0096185

unimproved ☐

This is improved ☒ property, known as **3705 Edgewater Drive, Nashville, TN 37217**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand(s) this 30th day of August, 2001.

David L. Lechleiter by Marcia Ellenberg, his attorney in fact.

David L. Lechleiter

Pamela S. Lechleiter by Marcia Ellenberg, her attorney-in-fact

Pamela S. Lechleiter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this **30th** day of **August, 2001** before me personally appeared Marcia Ellenberg, the person who executed the foregoing instrument on behalf of David L. Lechleiter and Pamela S. Lechleiter, and acknowledged that she executed the same as the free act and deed of the said David L. Lechleiter and Pamela S. Lechleiter, through Power of Attorney granted Marcia Ellenberg, by the said David L. Lechleiter and Pamela S. Lechleiter.

Notary Public

SHARI A. THOMPSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Commission Expires:

1-29-05