WARRANTY DEED

After Recording RETURN TO:
Closing & Title Services, Inc.
533 Rivergate Parkway
Goodlettsville, TN 37072-2027

Davidson County DEEDWARR
Recvd: 07/18/05 09:29 2 pgs
Fees:13.00 Taxes:1087.80

20050718-0082825

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

My Commission Expires FEB. 10, 2008

State of Tennessee)
County of Davidson)

05-06-076-

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $294,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 14th day of July, 2005

Notary Public

My Commission Expires: 2-10-08 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
JOHN E. CAMPBELL AND CONNIE R. CAMPBELL	J P MORGAN CHASE BANK NA	160-16-B
(NAME) 6123 Brentwood Chase Drive	(NAME) 5409 MARYLAND WAY SUITE 202	084.00CO
(ADDRESS) Brentwood, TN 37013	(ADDRESS) BRENTWOOD, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **RONALD L. COWAN, UNMARRIED**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JOHN E. CAMPBELL AND WIFE, CONNIE R. CAMPBELL**, hereinafter called the Grantee(s), 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. 108 on the Plan of Revision One, Section One, Brentwood Chase Subdivision, a Planned Unit Development, of record in Book 9700, Pages 936 through 941, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to RONALD L. COWAN, UNMARRIED by Deed from NEWMARK HOMES, L.P., A TEXAS LIMITED PARTNERSHIP, September 6. 2002, of record in Book, Instrument No. 20020910-0109974, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, of Brentwood Chase, of record in Instrument No. 20000531-0053798, and amended in Instrument No. 20000831-008636, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☐
Improved ☒ property known as: 6123 Brentwood Chase Drive, Brentwood, TN, 37013.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, hand, this 14th day of July, 2005.

RONALD L. COWAN

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **RONALD L. COWAN, UNMARRIED**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 14th day of July, 2005.

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 03/31/07

Notary Public