# WARRANTY DEED

**SIDWELL & BARRETT, P.C.**
121 1st Avenue South, Suite 200
Franklin TN 37064

P-05-836

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,900.00

Affiant

Subscribed and sworn to before me, this 23rd DAY OF September, 2005

Notary Public

MY COMMISSION EXPIRES:
EXPIRES: FEBRUARY 15, 2007

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Prestige Title, LLC
1600 Westgate Circle, Ste. 200
Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Kristi L. Cowart | Owner (NAME) | |
| 836 General George Patton Rd. (ADDRESS) | (ADDRESS) | 142-9-B-836.00CO |
| Nashville, Tennessee 37221 (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we SUSAN M. AND JOSEPH M. SMITH STEWART, AS TENANTS WITH RIGHT OF SURVIVORSHIP, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto KRISTI L. COWART, UNMARRIED, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 836, together with the Carport designated No 836-C, in River Plantation, Section Five, Phase One, Lot One, a Condominium, a Horizontal Property Regime, located on General George Patton Road, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Five, Phase One, Lot One, Condominium Apartments, of record in Book 5200, page 145 & 146, Register's Office for said County, and described in a Master Deed recorded in Book 5410, page 248, said Register's Office, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Susan M. and Joseph M. Smith Stewart, as joint tenants with right of survivorship, by Deed from Laura Agee Mansfield, an unmarried person, dated September 30, 2002, of record in Book 20021121-0144889, page , Register's Office for Davidson County, Tennessee.

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

unimproved ( )
This is improved (X) property, known as 836 General George Patton Rd., Nashville, Tennessee 37221
(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 23rd day of September, 2005.

Susan M. Stewart Smith

Joseph M. Smith

Davidson County DEEDWARR
Recvd: 09/28/05 10:01 2 pgs
Fees:13.00 Taxes:480.63

20050928-0116281

STATE OF TENNESSEE

COUNTY OF Williamson

I, Carol T. Baker, a Notary Public of the County and State first above written, do hereby certify that Susan M. Stewart Smith and Joseph M. Smith Stewart personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 23rd day of September, 2005.

Notary Public

My Commission Expires:

(SEAL)




**RETURN TO:**

PRESTIGE TITLE, LLC
1600 Westgate Circle, Ste. 200
BRENTWOOD, TN 37027
615-515-6800