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|---|---|
| **THIS INSTRUMENT WAS PREPARED BY**<br><br>Bankers Title & Escrow Corp.<br>3310 West End Ave., Ste. 410<br>Nashville, TN 37203<br><br>BOX 50-B<br>PREPARED BY: RETURN TO:<br>BANKERS TITLE & ESCROW CORP<br>3310 WEST END AVE.<br>NASHVILLE, TN 37203 | STATE OF TENNESSEE<br>COUNTY OF Davidson<br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 790,000.00.<br>Deanna Stoltz<br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF July, 2006<br>Notary Public<br>MY COMMISSION EXPIRES: 8-26-07<br>(AFFIX SEAL) |

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Brett D. Rabatin | American Home Mortgage Servicing, Inc. | MAP 129-28-05 |
| 129 Vossland Drive | 7142 Columbia Gareway Drive | PARCEL 008 |
| Nashville, TN 37205 | Columbia, TN 38401 | |
| (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 M. Cowan and wife, Cile A. Cowan**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brett D. Rabatin**

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 number 7 on the plan of Harding Woods, as of record in Book 2900, page 115 as amended in Book 3869, page 105, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to David M. Cowan and wife, Cile A. Cowan by deed of record in Book 11763, page 613, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **129 Vossland Drive, Nashville, TN 37205.**

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 _____ hand( ) this the 28th day of July, 2006.

David M Cowan
David M. Cowan

Cile A. Cowan
Cile A. Cowan

Davidson County DEEDWARR
Recvd: 08/02/06 13:58 2 pgs
Fees:13.00 Taxes:2923.00
20060802-0094122

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 **David M. Cowan** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 28th day of July, 2006.

My Commission expires 1-26-08

JAMES A. WAECHTER
Notary Public
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

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 **Cile A. Cowan** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 28th day of July, 2006.

My Commission expires 1-26-08

JAMES A. WAECHTER
Notary Public
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN