# WARRANTY DEED

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 21, 2007

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,800,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF APRIL, 2007.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
**MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Robin R. Cowlyn | SAME | 144-15-32 |
| (NAME) | (NAME) | |
| 6028 Hillsboro Pike | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37215 | | |
| (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, **Reed and Blackwell Development Co., LLC**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robin R. Cowlyn and Shirley Christi Cowlyn**, 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. 8 on the plan of Hillsboro Park, Section 1 of record in Book 2331, pages 30 and 31 Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Reed and Blackwell Development Co., LLC by deed from James C. Gibson and wife, Barbara P. Gibson of record in Instrument No. 20040713-0083477 Register's Office for Davidson County, Tennessee

unimproved ☐

This is improved ☒ property, known as **6028 Hillsboro Pike, Nashville, TN 37215**

(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 hand this 12th day of April, 2007.

Reed and Blackwell Development Co., LLC

By: _____

Greg Reed, Chief Manager

Christina

Davidson County DEEDWARR
Recvd: 04/13/07 14:09 2 pgs
Fees:13.00 Taxes:6660.00

20070413-0044777

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Greg Reed with whom I am personally acquainted and who upon his oath acknowledged himself to be the Chief Manager for Reed and Blackwell Development, Co., LLC, the within named bargainor, and that he as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as Chief Manager

Witness my hand and official seal at Nashville, Tennessee this 12TH DAY OF APRIL, 2007.

Commission expires:

Notary Public

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