WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/05/07 09:45 2 pgs
Fees:13.00 Taxes:462.13
20070705-0079827

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$124,900.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **22ND DAY OF JUNE, 2007.**

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

CHRISTOPHER JACKSON Notary Public At Large RUTHERFORD COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason B. Adams	Bank of America, NA	**96-16-A 63CO**
(NAME) **218 Lakebrink**	(NAME) 9000 Southside Blvd. Bldg. 700	
(ADDRESS) **Nashville, TN 37214**	(ADDRESS) Jacksonville, FL 32256	
(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, **Michael L. Cowan, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jason B. Adams, a single male**, 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. 62 on the plan of First Revision, Larchwood, Phase One Section Three of record in Book 6200, Page 697, 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 Michael L. Cowan, unmarried, by Deed from Christopher Cigna, unmarried dated May 26, 2005, recorded on June 1, 2005 in Instrument No. 20050601-0061562, in the Register's Office for Davidson County, Tennessee.

Michael L. Cowan is now married to Rebecca Cowan, whom joins in this conveyance to relinquish any and all marital rights to said property.

unimproved ☐
This is improved ☒ property, known as **218 Lakebrink, Nashville, TN 37214**
(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 **22nd day of June, 2007**.

Rebecca Cowan

Michael L. Cowan
By: Rebecca Cowan, Attorney-in-Fact
By Rebecca Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, of State and County aforesaid, personally appeared **Rebecca Cowan** with whom I am personally acquainted, and who, upon oath, has proved to me beyond satisfactory evidence to be acting as **Attorney-in-Fact** by Power Of Attorney on behalf of **Michael L. Cowan**, and that she executed the foregoing instrument for the purpose therein contained as her free act and deed.

Witness my hand and official seal at **Nashville**, Tennessee this **22nd day of June, 2007**.

Commission expires:

JUSTIN TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires July 19, 2008

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, of State and County aforesaid, personally appeared **Rebecca Cowan** with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument for the purpose therein contained, and that she executed the same as their free act and deed.

Witness my hand and official seal at **Nashville**, Tennessee this **22nd day of June, 2007**.

Commission expires:

JUSTIN TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires July 19, 2008

Notary Public