20B

File No. 280201495

# WARRANTY DEED

STATE OF TN
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$47,500.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MARCH, 2008.

Notary Public

MY COMMISSION EXPIRES: November 7, 2011.
(AFFIX SEAL)

MARY BIRTHRIGHT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires NOV. 7, 2011

Davidson County DEEDWARR
Recvd: 04/02/08 10:16 2 pgs
Fees:13.00 Taxes:175.75
20080402-0032925

**THIS INSTRUMENT WAS PREPARED BY**
**AmTitle & Escrow**
**Daniel L. Wischhof, Attorney at Law**
**515 Rivergate Pkwy., Suite 111**
**Goodlettsville, TN 37072**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Kerry W. Cowell** | **Same As New Owner** | **MAP 068.00**<br>**PARCEL: 010** |
| (NAME)<br>**1022 McMAHON AVENUE** | (NAME) | |
| (ADDRESS)<br>**NASHVILLE, TN 37216** | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Kerry Cowell and Emily N. Logue**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Kerry W. Cowell and wife, Lisa M. Cowell**, 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:

**BEING a tract of land lying in the 1st Councilmanic District of Nashville, Davidson County, Tennessee and being noted as Parcel 10 on County Tax Map 68. The owners of record being Kerry Cowell and Emily N. Logue, as of record in Instrument No. 20071214-0144153, Register's Office for Davidson County, Tennessee and being more particularly described as follows:**

**BEGINNING at an iron pin (old) situated in the Northerly right of way line of Ashland City Highway (S.R. 12 – 104' R.O.W.); said pin being the Southwest corner of the Daniel Ferguson property as of record in Book 6330, Page 320, Register's Office for Davidson County, Tennessee, said pin being located generally across the street from the intersection of Old Hydes Ferry Pike and said Highway and being the Southeast corner of the property described herein; thence, with the said Northerly right of way line, South 89 deg. 45 min. 04 sec. West, 729.45 feet to an iron pin (new) located in an existing TVA Easement. The said pin being the Southeast corner of the Deborah and Curtis Gardner property as of record in Book 6330, Page 320, Register's Office for Davidson County, Tennessee; thence, leaving the said right of way line and with the said Gardner property, the following bearings and distances: thence, North 19 deg. 36 min. 42 sec. East, and generally with an old wire fence, 471.59 feet to a 30 inch Oak tree situated in the said fence; thence, North 17 deg. 11 min. 15 sec. East, 360.12 feet to a 21 inch tree situated in the said fence; thence, North 19 deg. 26 min. 15 sec. East, 750.90 feet to a fence post (old), the said fence post being in the Southerly line of the Troy and Denise Williams property as of record in Book 8861, Page 725, Register's Office for Davidson County, Tennessee; thence, with the said Williams property, and generally with a fence, the following bearings and distances; thence, South 84 deg. 20 min. 42 sec. East, 348.11 feet to a point; thence, South 86 deg. 32 min. 07 sec. East, 222.95 feet to an iron pin (old) located at a fence corner, the said pin being the Northwest corner of the said Ferguson property; thence, with the said Ferguson property, and generally with a fence, the following bearings and distances; thence, South 12 deg. 03 min. 39 sec. West, 272.85 feet to an iron pin (old) situated in the said fence; thence, South 14 deg. 15 min. 03 sec. West, 166.12 feet to an iron pin (old) situated in the said fence; thence, South 14 deg. 14 min. 40 sec. West, 487.29 feet to an iron pin (old) situated in the said fence; thence, South 14 deg. 01 min. 59 sec. West, 562.06 feet to the point of beginning, containing 969,640 square feet or 22.260 acres, more or less as surveyed by Michael R. Williams, RLS license # 1906, 209 Hidden Court, Old Hickory, TN 38138 dated March 12, 2008.**

**Being part of the same property conveyed to Kerry Cowell and Emily N. Logue, as tenants in common, by Quitclaim Deed dated December 10, 2007, from Kenneth N. Dunn and wife, Laurie J. Dunn, of record by Instrument No. 20071214-0144153 in the Register's Office for Davidson County, Tennessee.**

This conveyance is subject to taxes for the year 2008, and subsequent years, easement and restrictive covenants of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☒

This is improved ☐ property, known as 4560 Ashland City Highway, Nashville, TN 37218
(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 GRANTEE(S), Their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hands this 31st day of March, 2008.**

Kerry Cowell

Emily N. Logue

**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 KERRY COWELL and EMILY N. LOGUE, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.**

**Witness my hand at office this 31st day of March, 2008.**

**Commission expires: November 7, 2011**

Mary Birthright Notary Public

**File Number: 280201495**

**RETURN TO:**
**AmTitle & Escrow**
**515 Rivergate Pkwy., Suite 111**
**Goodlettsville, TN 37072**

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011