WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$187,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF AUGUST, 2008.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires JULY 5, 2011

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
Glen G. Jackson **Laura Jackson**	**SUNTRUST MORTGAGE**	**42-15-4**
(NAME) **103 S Graycroft Avenue**	(NAME) P.O. Box 79041	
(ADDRESS) **Madison, TN 37115**	(ADDRESS) Baltimore, MD 21279	
(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, **Aaron D. Cowles and wife, Whitney Cowles and Dana L. Cowles n.k.a. Stevenson and husband, Charles Stevenson,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Glen G. Jackson and Laura Jackson, husband and wife**, 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Beginning on the easterly margin of South Graycroft Road at a point 100' north of the southwest corner of property owned by Bernard D. Drake, of record in Deed Book 5264, page 695, Register's Office for Davidson County, Tennessee.

Thence, with the easterly margin of South Graycroft Road, N 02-58-00 E, 120.00'; thence, with the southerly line of N. Leon Watson, Sr. and Sarah M. Watson of record in Deed Book 10366, Page 159, said Register's office: S 86-02-00 E, 269.93'; thence, S 02-58-00 W, 120.00'; thence, with the northerly line of Drake, N 86-02-00 W, 270.00'; to the point of beginning, according to a survey by Cantrell-Kemp, LLC, 103 West Harbor, Hendersonville, TN 37075, License No. 1638, dated September 3, 2002.

Being the same property conveyed to Dana L. Cowles and Aaron D. Cowles, both unmarried, as joint tenants with right of survivorship by deed dated September 10, 2002 from Andrew W. Oliphant of record in Instrument No. 20020918-0113936, said Register's Office.

Dana L. Cowles is now known as Dana L. Stevenson. Her husband, Charles Stevenson joins in to convey any interest he may have in the subject property, especially his marital rights.

Whitney Cowles, wife of the said Aaron D. Cowles, joins in to convey any interest she may have in the subject property, especially her marital rights.

unimproved ☐

This is improved ☒ property, known as **103 S Graycroft Avenue, Madison, TN 37115**

(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.

Davidson County DEEDWARR
Recvd: 08/15/08 09:05 2 pgs
Fees:13.00 Taxes:691.90
20080815-0083923

Witness our hands this 14th day of August, 2008.

Charles Stevenson by Dana Stevenson, attorney in Fact
Charles Stevenson
By: Dana Stevenson, Attorney in Fact

Aaron D. Cowles

Whitney Cowles
Whitney Cowles

Dana L Cowles Stevenson
Dana L. Cowles n.k.a. Stevenson

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 Aaron D. Cowles, Whitney Cowles and Dana L. Cowles n.k.a. Stevenson, 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 and official seal at Nashville, Tennessee this 14th day of August, 2008

My commission expires: 7/05/2011

SHANNON P. HILBIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JULY 5, 2011

Notary Public

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Dana L. Cowles n.k.a Dana Stevenson with whom I am personally acquainted, and who, upon her oath, acknowledged herself to be the Attorney-in-Fact for the within named Charles Stevenson and being authorized to act on behalf of said persons she executed the foregoing instrument as his free act and for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 14TH DAY OF AUGUST, 2008.

Commission expires: 7/05/2011

SHANNON P. HILBIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JULY 5, 2011

Notary Public