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Davidson County DEEDWARR
Recvd: 11/10/08 08:46 2 pgs
Fees:13.00 Taxes:784.40
20081110-0111137

WARRANTY DEED

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires May 23, 2009

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$212,000.00**

Michael Leland Cowan Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF NOVEMBER, 2008.

Notary Public

MY COMMISSION EXPIRES: May 23, 2009.
(AFFIX SEAL)

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
Michael Leland Cowan, Jr.	USAA Federal Savings Bank	**98-9-B-9CO**
(NAME)	(NAME)	
108 Windchase Run	10750 McDermott Fwy	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	San Antonio, TX 78288	
(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, **Darren J. Brissette, and wife, Cathleen B. Brissette** , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael Leland Cowan, Jr., and Rebecca W. Cowan, 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:

BEING Lot Number 9, on the Plan of Final Plat, Windchase, Phase 3, of record in Plat Book 11700 at Page 14, Register's Office for Davidson County, Tennessee, to which Reference is hereby made for a more complete description.

BEING the same property conveyed to Darren J. Brissette by Warranty Deed from David M. Bingham and Kimberly S. Bingham, husband and wife, dated August 19, 2004 and filed for record in Instrument No. 20040823-0101541 in the Register's Office for Davidson County, Tennessee.

Cathleen B. Brissette joins in this conveyance to relinquish any and all right, marital, homestead, or otherwise, which he/she may have in the herein described property by virtue of his/her marriage to Darren J. Brissette

unimproved ☐
This is improved ☒ property, known as **108 Windchase Run, Hermitage, TN 37076**
(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 **5th day of November, 2008**.

Darren J. Brissette

Cathleen B. Brissette by Darren J. Brissette, Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, of State and County aforesaid, personally appeared Darren J. Brissette, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the person(s) who executed the foregoing instrument for the purpose therein contained, and that he executed the same as his free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 5th day of November, 2008.

Commission expires: May 23, 2009

I. Dyke Tatum Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, of State and County aforesaid, personally appeared **Darren J. Brissette** with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the Attorney-in-Fact of **Cathleen B. Brissette** the within named bargainor, and he as such Attorney-in-Fact being authorized so to do, executes the foregoing instrument for the purposes therein contained as the free act and deed of the said **Cathleen B. Brissette**

Witness my hand and seal **this 5th day of November, 2008**.

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Expires May 23, 2009

Notary Public

My Commission Expires: 5/23/09