BILL GARRETT, Davidson County
Trans:T20100047666 DEEDWARR
Recvd: 08/03/10 11:21 2 pgs
Fees:13.00 Taxes:650.28
20100803-0060930

This Instrument Prepared By:
Ronald H. Bice, Jr. Attorney
4515 Harding Road, Suite 103
Nashville, TN 37205

WARRANTY DEED

Address New Owner as Follows:	Send Tax Bills to:	Map/Parcel No.:
Christopher V. Schweer 6666 Brookmont Terrace Nashville, TN 37205	Same	Map 098-09-OB Parcel 009-OC-O

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ($10.00) Dollars, and other good and valuable consideration, receipt of all of which is hereby acknowledged, **MICHAEL LELAND COWAN, JR., and REBECCA W. COWAN, husband and wife**, Grantors, have this day conveyed, bargained and sold, and do hereby transfer and convey unto **CHRISTOPHER V. SCHWEER,** his successors, representatives and assigns, hereinafter referred to as Grantee all of their right, title, interest and ownership in a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

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 Michael Leland Cowan, Jr., and Rebecca W. Cowan , husband and wife, by Warranty Deed dated November 5, 2008 and filed for record as Instrument Number 20081110-0111137 Register's Office of Davidson County, Tennessee.

This is improved property known as 108 Windchase Run, Hermitage, Tennessee 37076.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, his representatives, successors and assigns forever. And we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as follows: 2010 county taxes are a lien against the property, but are not yet due and payable. Said taxes have been withheld from Grantor at closing and Grantees will be responsible for paying 2010 property taxes when they become due.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, his representatives, successors and assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and use of any gender shall be applicable to all genders.

Witness our hands this 2nd day of AUGUST, 2010.

MICHAEL LELAND COWAN, JR.

REBECCA W. COWAN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater of this transfer is $175,750.00.

Affiant

Subscribed and sworn to before me, this the 2nd day of AUGUST, 2010.

RONALD H. BICE, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public

My Commission Expires: 11-04-13

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Ronald H. Bice, Jr., a Notary Public in and for said County and State, MICHAEL LELAND COWAN, JR. and REBECCA W. COWAN, husband and wife, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be the within named bargainors, and that they executed the foregoing instrument of their own free will for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 2nd day of AUGUST, 2010.

Notary Public
My Commission Expires: 11-04-13

RONALD H. BICE, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN