Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Record & Return To
Foundation Title
30 Burton Hills Blvd
Ste. 175
Nashville TN 37215

39-B
File #11-1163

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Richard Cowan and Katharine Cowan**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Matthew J. O'Neill,** married , hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 73, on the Plan of B. F. Shields, as shown on plat of record in Plat Book 57, Page 31, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Richard Cowan and Katharine Cowan from Wayne E. Morris, unmarried and Elsa S. Morris, unmarried by Warranty Deed dated 10-25-07, recorded as Instrument No. 2071030-0128069, Register's of Deed Office of Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 1000 15th Avenue S., Nashville TN, 37212.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

BILL GARRETT, Davidson County
Trans:T20110055900 DEEDWARR
Recvd: 09/09/11 09:47 2 pgs
Fees:13.00 Taxes:1541.05
20110909-0069966

WITNESS THE EXECUTION HEREOF this 19th day of August, 2011.

R C Cowan
Richard Cowan

Katharine Cowan
Katharine Cowan

State of Tennessee)
County of Davidson)

On this 19th day of August, 2011, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Richard Cowan and Katharine Cowan, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5/20/14



State of Tennessee
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 416,500.00.

Affiant

Sworn and subscribed before me on this the 19th day of August, 2011.

Notary Public

My Commission Expires: 6-30-14



NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Matthew O'Neill	Primary Residential Mortgage	105-01-0-160.00
1000 15th Avenue S.	5115 Maryland Way, Ste 139	
Nashville, TN 37212	Brentwood, TN 37027	