File Box 243

This Instrument Prepared By:
TITLE ESCROW OF BRENTWOOD, INC.
5111 Maryland Way, Ste. 205
Brentwood, TN 37027
(615)221-0032

BILL GARRETT, Davidson County
Trans:T20120019935 DEEDWARRSP
Recvd: 03/20/12 09:46 3 pgs
Fees:18.00 Taxes:81.40
20120320-0023441

ADDRESS NEW OWNER:
Linda Sue Cowell
3222 Knobdale Road
Nashville, TN 37214

SEND TAX BILL:
Linda Sue Cowell
3222 Knobdale Road
Nashville, TN 37214

MAP AND PARCEL:
09605001900

STATE OF ~~TENNESSEE~~ Florida)
COUNTY OF ~~WILLIAMSON~~ Miami-Dade)

The actual value or consideration, whichever is greater, for this transfer is $ 22,000.00.

William Martin Richardson, Sr.
AFFIANT

Subscribed and sworn to before me this 15th day of March, 2011.

NOTARY PUBLIC

My Commission Expires: _____

MARIO BAEZ
Notary Public - State of Florida
My Comm. Expires Apr 20, 2013
Commission # DD 881828

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable considerations accepted, the receipt and sufficiency of which is hereby acknowledged, **William Martin Richardson, Sr.** has this day bargained and sold, and do hereby transfer and convey all his interest unto **Linda Sue Cowell**, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION, INCORPORATED HEREIN

This is improved property known 254 Cumberland Circle, Nashville, TN 37214.

And now **William Martin Richardson, Sr.,** for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby convey all of my interest unto the said **Linda Sue Cowell**, her heirs and assigns, forever; and Grantor(s) covenant with the said Grantee(s) that the same is conveyed subject to such limitations and restrictions as may affect the premises. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 15th day of March, 2012.

William Martin Richardson, Sr.

STATE OF FLORDIA)

COUNTY OF Miami-Dade

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **William Martin Richardson, Sr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he Is the bargainor, and as such executed the within Deed for the purposes therein contained.

Witness my hand and official seal this the 15 day of March, 2012.

NOTARY PUBLIC

My Commission Expires: _____

MARIO BAEZ
Notary Public - State of Florida
My Comm. Expires Apr 20, 2013
Commission # DD 881828

File No.: 2012-027

EXHIBIT A

Being Lot No. 20 on the plan of re-subdivision of Lot No. 88 of the Bluefield Subdivision as per survey by Z. J. Wilkinson of April 8, 1940, described as follows:.

Said Lot No. 20 has a frontage of 78 feet on Cumberland Circle and runs back between parallel lines 314.5 feet to a dead line and fronts 80 feet on said dead line.

Being the same property conveyed to W. R. Richardson and wife, Lura Buttrey Richardson, by deed from J. A. DeMontbreun and wife, Edna N. DeMontbreun of record in Book 1126, page 475, Register's Office for Davidson County, Tennessee. The said W. R. Richardson having since died February 12, 2005. Lura B. Richardson having since died on November 17, 2010, testate. Said property being vested to Linda Sue Cowell, 50% undivided interest, William Martin Richardson, Sr., 25% undivided interest and Edna Kate Putman, 25% undivided interest pursuant to an Order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 11P-657, of record in Instrument No. 20110509-0035469, said Register's Office.

NOTE: This is not the primary residence of the Grantor.