Record and Return to:
Prepared By:
Chapman and Rosenthal Title, Inc.
3817 Bedford Avenue, Suite 140
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20120032699 DEEDWARR
Recvd: 05/03/12 14:53 3 pgs
Fees:18.00 Taxes:1492.95
20120503-0038252

THIS INSTRUMENT PREPARED BY: CATHERINE GWYN **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 Third Avenue South Suite 1700 Nashville, Tennessee 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is ~~$405,500.00~~ $403,500.00 AFFIANT Subscribed and sworn to before me, this 27th day of April, 2012. Notary Public My Commission Expires: 07/08/13

Rachel Neal
STATE OF TENNESSEE NOTARY PUBLIC
Davidson County

Address New Owner As Follows: Jesse Bland and Jennifer Bland 915 Cherry Plum ~~Court~~ Nashville, TN 37215	Send Tax Bills To: New owner	Map-Parcel Number: 131 06 0H 020.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **EDWARD J. COWELL, JR., TRUSTEE OF THE EDWARD J. COWELL, JR., LIVING TRUST, ESTABLISHED BY THE REVOCABLE TRUST AGREEMENT DATED October 7, 2004,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **JESSE BLAND AND WIFE, JENNIFER BLAND**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land lying in Davidson County, Tennessee, more particularly described as follows:

BEING Lot No. 72 on the plan of Village of Cherry Glen, Phase 2, a Planned Unit Development, as of record in Book 9700, page 322, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate description therein.

Being the same property conveyed to Edward J. Cowell and Sabrina Cowell by deed from Britt K. Latham, unmarried person, by deed of record as Instrument No. 20070302-0026194, Register's Office for Davidson County, Tennessee. The said Edward J. Cowell and Sabrina

Cowell, having quitclaimed to Edward J. Cowell, Jr. and Sabrina M. Cowell, as tenants in common, by Quitclaim Deed of record as Instrument No. 20070418-0046132, in said Register's Office. The said Sabrina M. Cowell having conveyed her interest in subject property to Edward J. Cowell, Jr., Trustee of The Edward J. Cowell, Jr. Living Trust, established by the Revocable Trust Agreement of Edward J. Cowell, Jr. dated October 7, 2004, by Warranty Deed of record as Instrument No. 20100225-0014227, Register's Office for Davidson County, Tennessee and Edward J. Cowell, Jr., having conveyed his interest to The Edward J. Cowell, Jr. Living Trust, established by the Revocable Trust Agreement of Edward J. Cowell, Jr. dated October 7, 2004, by Warranty Deed of record as Instrument No. 20071228-0148260, Register's Office for Davidson County, Tennessee

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2012 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 9700, page 322, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants Conditions and Restrictions of record in Book 6517, page 622; Book 6778, page 536; Book 9882, page 733; Book 10318, page 92; Book 10594, page 695; Book 11186, page 932; Book 11323, page 247; Instrument No. 200000204-0011736; Instrument No. 2000324-0030195 and at Instrument No. 20011206-0134252, Register's Office for Davidson County, Tennessee.

4. Easements of record in Book 8919, page 779 and Book 9827, page 416, Register's Office for said County.

5. Rights of others in and to the common elements.

*Court

This is improved property known as: 915 Cherry Plum *Nashville, TN 37215.

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 27th day of April, 2012.

Edward J. Cowell, Jr. TRUSTEE

Edward J. Cowell, Jr., Trustee of the Edward J. Cowell, Jr., Living Trust

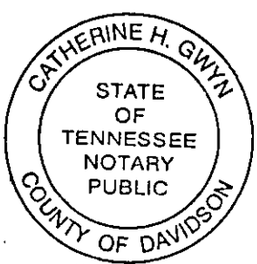
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **EDWARD J. COWELL, JR., TRUSTEE**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 27th day of April, 2012

Notary Public

My Commission Expires: 9.3.12



My Comm. Expires
September 3, 2012