BILL GARRETT, Davidson County
Trans:T20130000159 DEEDWARR
Recvd: 01/02/13 10:09 2 pgs
Fees:13.00 Taxes:664.15

20130102-0000201

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 179,500.00

Affiant

Subscribed and sworn to before me, this 17th day of December, 2012.

Notary Public

My commission expires 1/26/16

LELAND L. COLEMAN, JR. STATE OF TENNESSEE NOTARY PUBLIC MY COMM. EXP. SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
JOYCE GUSMAN	**FRANKLIN SYNERGY BANK**	**07316004100**
2425 CABIN HILL ROAD	**3301 ASPEN GROVE DRIVE**	
NASHVILLE, TN 37214	**FRANKLIN, TN 37067**	

FOR AND IN 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 ACKNOWLEDGE, WE,

THE ESTATE OF HELEN SHIRLEY COWART

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JOYCE GUSMAN AND HUSBAND, THOMAS GUSMAN

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:

Land in Davidson County, Tennessee, being Lot No. 19 on the Map of Sunset View, Section Three, as of record in Plan Book 2663, page 44, Register's Office for said County.

Said Lot No. 19 fronts 94.6 feet on the south side of Cabin Hill Road and extends back between lines 199.7 feet on the east-liie and 199.6 feet on the west line to a dead line in the rear, on which it measures 98.7 feet.

BEING THE SAME PROPERTY CONVEYED TO JOHN WILLIAM COWART AND WIFE, HELEN SHIRLEY COWART BY WARRANTY DEED FROM MARVIN A FLOETER, SR AND CARL A HOEHNE, TRUSTEES OF THE EMMANUEL LUTHERAN CHURCH OF HERMITAGE, TENNESSEE DATED 05/01/68 AND RECORDED ON 05/10/68 IN BOOK 4234, PAGE 169, SAID REGISTER'S OFFICE FOR SAID COUNTY.

JOHN WILLIAM COWART HAVING SINCE DIED ON APRIL 1, 2003 AND HELEN SHIRLEY COWART DIED ON NOVEMBER 28, 2011. DEBORAH COWART IS THE COURT APPOINTED EXECUTRIX OF THE ESTATE OF HELEN SHIRLEY COWART OF RECORD IN DOCKET NO. 12P-29 IN THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE, PROBATE DIVISION.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (____) property known as 2425 CABIN HILL ROAD, NASHVILLE, TN 37214.

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 in 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/our hand(s) this 17th day of December, 2012.

Deborah Cowart Executrix

THE ESTATE OF HELEN SHIRLEY COWART
BY: DEBOARH COWART, EXECUTRIX

_____

_____

_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, DEBORAH COWART, THE APPOINTRED EXECUTIRX OF THE ESTATE OF HELEN SHIRLEY COWART, the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of December, 2012.

Notary Public

My Commission Expires: 1/26/14

LELAND L. COLEMAN, JR.
STATE OF TENNESSEE
NOTARY PUBLIC
MY COMM. EXP.
SUMNER COUNTY