WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130031016 DEEDWARR
Recvd: 04/16/13 11:00 2 pgs
Fees: 13.00 Taxes: 569.80
20130416-0037699

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 154,000.00

John S. Cowell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of April, 2013

Cindy G Putman
Notary Public: Cindy G. Putman

MY COMMISSION EXPIRES: 09/02/14
(AFFIX SEAL)

CINDY G. PUTMAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF COFFEE

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC.,
1415 North Jackson Street Tullahoma, TN 37388

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS
Jeffrey G. Cowell	Jeffrey G. Cowell	Map 095
2204 Pittswood Drive	same	Group 11-0
Nashville, TN 37214		Parcel 090.00

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 acknowledged, we

Edward Egan, unmarried
hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Jeffrey G. Cowell and wife, Cynthia P. Cowell

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in the 3rd Civil District of Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 32 on the Map of Cloverdale Subdivision, as of record in Book 2133, Page 9, Register's Office of Davidson County, Tennessee.

Said Lot No. 32 fronts 177.4 feet on the northeasterly side of Pittswood Drive and runs back between lines, 219.5 feet on the northwesterly line and 212 feet on the southeasterly line, to a dead line in the rear on which it measures 212 feet.

LEGAL COPIED FROM PREVIOUS DEED. NO NEW SURVEY PERFORMED.

Being the same property conveyed to Edward Egan by Warranty Deed from Marvin A. Cummings and wife, Gayle G. Cummings, dated May 25, 2001 and filed June 12, 2001, of record in Instrument #20010612-0061798, Register's Office of Davidson County, Tennessee.

All matters pertaining to the Plat including Restrictions, Easements and Setback Lines as set out per Plat Book 2133, Page 9, Register's Office for said County. Covenants, conditions, restrictions and provisions, if any, based on race, color, religion, sex, handicap, familial statur or national origin are omitted.

This conveyance is subject to Restrictive Covenants of record in Book 2094, Page 87, Register's Office for said County.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )
This is Improved (X) property, known as 2204 Pittswood Drive, 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 is 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 hand this 12th day of April, 2013.

Edward Egan
Edward Egan

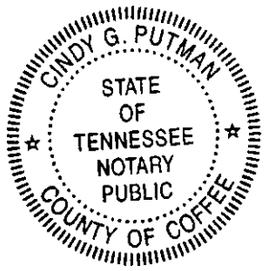
STATE OF TN
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Edward Egan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN, on the 12th day of April, 2013.

My commission expires: 09/02/14

Notary: Cindy G. Putman



(13-5648-03T.PFD/13-5648-03T/20)