Box 14

Return to:
John T. Cook, P.C.
2927 Berry Hill Drive
Nashville, TN 37204
Box 14K
File # G-25081-8

PREPARED BY (XXXXXXXXXXXX):

WILKINS & IVEY
Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20130055142 DEEDWARR
Recvd: 06/28/13 14:06 2 pgs
Fees:13.00 Taxes:1258.00
20130628-0066903

W & I Ref:(DM) Title No: 52575
Dav. Co. File: XXXX

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Christopher Major Cowart 132 40th Avenue North Nashville, Tennessee 37209	Farmington Financial Group, LLC 2002 Richard Jones Rd, Ste 300A Nashville, TN 37215

TAX MAP-PARCEL NUMBERS: 10401018200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$340,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jesse J. Smith and spouse, Kelly G. Smith**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Christopher Major Cowart** 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. 36 on the Plan of Part of West Grove Subdivision of record in Book 421, page 109, Register's Office for said county.

Said Lot No. 36 fronts 50 feet on the easterly margin of 40th Avenue North and extends back between parallel lines 160 feet to an alley.

Being the same property conveyed to Jesse J. smith and spouse, Kelly g. Smith by Warranty Deed from Harold Scott Dulaney and spouse, Lou Anne Dulaney, dated February 28, 2007 and recorded on March 2, 2007 of record in Doc. No. 20070302-0026044, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2013, and subsequent years; All Matters shown on the Plan, with Owner's Certificate, of record in Book 421 Page 109, said Register's Office.

This is improved property, known as: 132 40th Avenue North, Nashville, Tennessee 37209

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 COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a 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.

WITNESS THE EXECUTION HEREOF this 21st day of June, 2013.

Jesse J. Smith

Kelly G. Smith

State of TENNESSEE
County of DAVIDSON

On this 21st day of June, 2013 , before me the undersigned authority, personally appeared Jesse J. Smith and Kelly G. Smith, 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.

My Commission Expires: 9/8/2013

Notary

DEBORAH H. BERRIE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $340,000.00

Affiant

Sworn and subscribed before me this the 21st day of June, 2013

Notary Public

My Commission Expires: 9-19-16

KATHY HAND
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.