THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 31310-07-2013**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $353,300.00. Affiant Subscribed and sworn to before me this 30th day of July, 2013. Notary Public My Commission Expires:

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: March 3, 2015

WARRANTY DEED

Address New Owner: Emily Williard 3815 Dartmouth Avenue Nashville, TN 37215	**Send Tax Bills To:** Farmington Financial Group 2002 Richard Jones Rd. Ste 300A Nashville, TN 37215	**Tax Information:** Map and Parcel No.: 116 080 11500

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mark Cowden, married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Emily Williard, unmarried** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3815 Dartmouth Avenue, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Yvette Renee Cowden, joins in the execute of this instrument to convey any marital interest she may have in subject property.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 30th day of July, 2013.

Mark Cowden

Yvette Renee Cowden

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Mark Cowden and Yvette Renee Cowden**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of July, 2013.

Notary Public

My Commission Expires:

DAVID C. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 3, 2015

BILL GARRETT, Davidson County
Trans:T20130065585 DEEDWARR
Recvd: 07/31/13 15:21 2 pgs
Fees:13.00 Taxes:1307.21

20130731-0079931

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Woodmont Lane Homesites, Block "C", of record in Plat Book 1130, page 13, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Mark Cowden by deed dated June 1, 2007, from Morton Perrin Chiles, III, married, of record in Instrument No. 20070606-0067763, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2013, being prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 1130, page 13, Register's Office for Davidson County, Tennessee.