BILL GARRETT, Davidson County
Trans:T20130069553 DEEDWARR
Recvd: 08/13/13 11:53 2 pgs
Fees:13.00 Taxes:532.80

20130813-0084899

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $144,000.00

Affiant

Subscribed and sworn to before me, this 9th day of August, 2013

Notary Public

MY COMMISSION EXPIRES: 03-07-17
(AFFIX SEAL)

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rory Vaden	New Owner	145
(NAME)	(NAME)	(MAP)
115 Rosebank Avenue		061.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Robin R. Cowlyn, unmarried man, and Shirley Christina Cowlyn, unmarried woman, now known as Christina Spell Trinkler, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Rory Vaden and Paula Amanda Johns Vaden, husband and wife, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

A tract of land in the City of Oak Hill, Davidson County, Tennessee, being known as the Otter Creek School Property, described according to a survey made by M. F. Himes, Surveyor, July____, 1952, as follows:

Beginning on the easterly margin of Granny White Pike at the southwest corner of the property conveyed to Everett Beasley and wife, by deed from F. N. McNeill, Jr., Executor and Trustee, of record in Book 2280, Page 445, Register's Office for said County; thence with said Beasley's southerly line South 82 deg. 21 min. East 369.1 feet to a concrete monument; thence South 4 deg. 47 min. West 218 feet to a concrete monument in the northerly line of the property conveyed to L. C. Anderson and wife, by deed from H. L. Harper and wife, of record in Book 2044, Page 41, said Register's Office; thence with said Anderson's northerly line North 85 deg. 13 min. West 389.6 feet to the easterly margin of said Granny White Pike; thence with same northwardly 150.33 feet to a concrete monument; thence continuing northwardly 11.83 feet to a concrete monument and continuing northwardly 75.12 feet to the beginning, containing 1.972 acres, more or less.

Being the same property conveyed to Robin R. Cowlyn, a married man, by Deed from Steven S. Leake and Carla W. Leake of record at Instrument No. 20061011-0126111, Register's Office for Davidson County, Tennessee, dated September 15, 2006 and recorded on October 11, 2006.

0 Granny White Pike, Nashville TN 37220

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is (X) unimproved ( ) improved property, known as: 0 Granny White Pike, Nashville, Tennessee 37220

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/our hand(s) this 9th day of August, 2013.

Robin R. Cowlyn

Witness my/our hand(s) this 8th day of August, 2013.

Christina Spell Trinkler, formerly Shirley Christina Cowlyn

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Robin R. Cowlyn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath(s) acknowledged himself to be the within named bargainor(s), and that he executed the foregoing instrument of his own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 9th day of August, 2013.

Notary Public

My Commission Expires: 9/23/13

JENNIFER S. DUNLAP STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Christina Spell Trinkler, formerly Shirley Christina Cowlyn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath(s) acknowledged herself to be the within named bargainor(s), and that she executed the foregoing instrument of her own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 8th day of August, 2013.

Notary Public

My Commission Expires: 9/23/13

JENNIFER S. DUNLAP STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY