BILL GARRETT, Davidson County
Trans:T20130091750 DEEDWARR
Recvd: 10/25/13 10:41 2 pgs
Fees:13.00 Taxes:943.50
20131025-0111330

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 23rd day of October, 2013

Notary Public

MY COMMISSION EXPIRES: 5-17-15
(AFFIX SEAL)

DOROTHY E. WELCH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-17486

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ashley T. Travis and Lisa D. Travis	New Owner	173-09-0A-790.00-CO
(NAME) 4322 Barnes Cove Drive	(NAME)	
(ADDRESS) Nashville, TN 37211	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I, **Laura Elizabeth Hendrick, now known as Laura Hendrick Rowland, a married person**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Ashley T. Travis and Lisa D. Travis, husband and wife**, 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. 759, as shown on the plan pf Section Two, Phase Eight of Lenox Village, of record as Instrument No. 20070413-0044640 in the Register's Office of Davidson County, Tennessee, to which plan reference is made for a more complete and accurate legal description.

BEING the same property conveyed to Laura Elizabeth Hendrick, a single woman, by deed dated June 27, 2008 from Regent Homes, LLC, a Tennessee Limited Liability Company and filed of record in Instrument No. 20080718-0073930, Register's Office for Davidson County, Tennessee.

Douglas Lawrence Rowland, husband of Laura Hendrick Rowland hereby joins in this conveyance for the sole purpose of conveying any and all right, title and interest he may have in and to the subject property by reason of his marital status or otherwise.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved X property, known as 4322 Barnes Cove Drive, Nashville, TN 37211

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, has 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 our hands this **23rd** day of **October, 2013**

Laura Hendrick Rowland
Laura Hendrick Rowland

Douglas Lawrence Rowland

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, **Laura Hendrick Rowland and husband, Douglas Lawrence Rowland**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **23rd** day of **October, 2013**

Notary Public

LAURIE M. HARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

My commission expires: 12-10-16