WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130091836 DEEDWARR
Recvd: 10/25/13 12:46 2 pgs
Fees:13.00 Taxes:777.00

20131025-0111410

Becca Campbell
State of Tennessee Notary Public
County of Sumner

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$210,000.00.**

Jennifer A Hoffman
Affiant

Subscribed and sworn to before me this 15 day of October, 2013.

Rebecca Campbell
Notary Public
My Commission expires: 11 Nov 14
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Michael Wyse	Fifth Third Mortgage Company	10-12-B-110.00
1805 Summerlake Drive	5001 Kingsley Drive	
Nashville, TN 37214	Cincinnati, OH 45227	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Lisa M. Cowan and husband, Mark S. Cowan**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Michael Wyse, an unmarried man** his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

BEING Lot No. 8 on the Final Plat of Phase I - A, Section 4, Harborview, of record in Plat Book 7900, Page 386, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Lisa M. Cowan and husband, Mark S. Cowan from Mark B. Kirby and wife, Lesta A. Kirby by Warranty Deed on March 16, 2001, of record in Instrument Number 20010320-0026666, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2014 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 7900, Page 386, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 7471, Page 26; Book 7646, Page 142; Book 7646, Page 147; Book 7646, Page 149; Book 7647, Page 648; Book 7732, Page 749; Book 8263, Page 534; Book 8271, Page 863; Book 8297, Page 380; Book 8634, Page 19; Book 8856, Page 361 and Book 9182, Page 786, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 7471, Page 26, Register's Office for Davidson County, Tennessee.
- Charter of HOA of record in Book 7522, Page 339 and Book 8263, Page 554, Register's Office for Davidson County, Tennessee.
- Easements of record in 5658, Page 984; Book 5856, Page 80; Book 5856, Page 84; Book 6147, Page 886; Book 6147, Page 893 and Book 8068, Page 723, Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Book 7390, Page 270, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1805 Summerlake Drive, Nashville, TN 37214**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 October 15, 2013.

Mark Cowan

Lisa Cowan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Lisa M. Cowan and husband, Mark S. Cowan** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this October 15, 2013

My commission expires 1-6-14

Notary Public

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY