RETURN TO

Greenvue Title & Escrow, LLC
2207 Crestmoor Road, Suite 101
Nashville, Tennessee 37215

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130103298 DEEDWARR
Recvd: 12/10/13 14:08 2 pgs
Fees:13.00 Taxes:704.85

20131210-0125238

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 190,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of December, 2013

Notary Public:

MY COMMISSION EXPIRES: 12-21-14
(AFFIX SEAL)

JENNY AVERHOFF NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Jay R. McCowan	Franklin Synergy Bank	Parcel ID:
7728 Porter House Drive	3301 Aspen Grove Drive	173090A07400CO
Nashville, TN 37211	Franklin, TN 37067	

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, we

Ashley Temple, f/k/a Ashley Burrow and husband, Jeremy Temple

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Jay R. McCowan , married

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(s) 227, as shown on the map entitled Revision Two, Section Two, Lenox Village, of record as Instrument 20030115-0006163, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Ashley Temple by Quitclaim Deed from Trina Thomas, of record in Instrument 20131210-0125237 Register's Office for said County.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Instrument 20020315-0032826, 20021226-0158458, 20031212-0178492, 20050815-0096405, 20040526-0062220 20050119-0006853, 20050113-0005133, 20050324-0032209, 20060120-0007914, 20060221-0020352 20060309-0027123, 20060321-0032383, 20060622-0074677, 20070103-0001284, 20070830-0104306 20080326-0030439, 20080403-0033974, 20040526-0062221, 20020315-0032825, 20021226-0158459 20060120-0007913, 20060321-0032383, and 20060321-0032382, said Register's Office.

This conveyance is made subject to: (1) 2013 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Instrument 20030115-0006163; and (3) Ingress, Egress and Sign Easement of record in Instrument 20010103-0000902 and 20010822-0090889; Easement for Water Mains of record in Instrument 20011112-0123853; and Sanitary Sewer Easement of record in Book 7985, Page 449; Instrument 20011129-0130322, 20010918-0100850, 20011106-0121932, and 20030923-0140666, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 7728 Porter House 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, 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 our hands this 2nd day of December, 2013.

Ashley Temple

Jeremy Temple

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ashley Temple and Jeremy Temple, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 2nd day of December, 2013.

My Commission Expires: 9-9-14

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.