RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

G#25716-2

WARRANTY DEED	State of Tennessee) County of Davidson)
BILL GARRETT, Davidson County Trans:T20140015016 DEEDWARR Recvd: 03/05/14 10:27 2 pgs Fees:13.00 Taxes:1028.60 20140305-0018426	The actual consideration or value, whichever is greater, for this transfer is **$278,000.00.** Affiant Subscribed and sworn to before me, this the 3rd day of March, 2014. Notary Public My commission expires: 12-06-16

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
James L. Cowger and Anne M. Cowger	**SAME**	**155100A07100CO**
133 Sequoyah Lane		
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Thomas H. Dicks Jr., Trustee and Wanda G. Dicks, Trustee of The Thomas H. Dicks, Jr. and Wanda G. Dicks Joint Living Trust U/A/D May 21, 2008

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

James L. Cowger and Anne M. Cowger, 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. 34 on the Final Plat of McCrory Trace Estates, Section Three (a Planned Unit Development), as of record in Book 6900, Pages 720 through 723, and corrected by Surveyor's Instrument of Correction of record in Book 7825, Page 429, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Thomas H. Dicks, Jr. and wife, Wanda G. Dicks, by Warranty Deed dated November 21st, 1995, from The Jones Company Custom Homes of Tennessee, Inc., of record in Book 9867, Page 848, Register's Office for Williamson County, Tennessee, and further conveyed to Alison L. Woolford and Elizabeth A. Shamanski by Quitclaim Deed dated March 3rd, 2005, from Thomas H. Dicks, Jr. and Wanda G. Dicks, of record in Instrument No. 20050304-0024165, said Register's Office, and further conveyed to Thomas H. Dicks, Jr. and spouse, Wanda G. Dicks, as trustees of the Thomas H. Dicks, Jr. and Wanda G. Dicks Joint Living Trust, dated July 15, 2008, by Quit Claim Deed dated December 19th, 2008, from Alison L. Hair, married, and Elizabeth A. Shamanski, married, of record in Instrument No. 20090114-0003743, said Register's Office, and further conveyed to Elizabeth Shamanski by Quitclaim Deed dated January 26, 2010, from Thomas H. Dicks, Jr. and Wanda G. Dicks, Trustees of the Thomas H. Dicks, Jr. and Wanda G. Dicks Joint Living Trust, of record in Instrument No. 20100126-0006692, said Register's Office. Interest divested out of Alison L. Woolford and Elizabeth Shamanski and vested into J. D. Rivergate Land Trust by Final Decree Confirming Sale of record in Instrument No. 20110208-0011156, Register's Office for Davidson County, Tennessee. By Decree for Redemption, title was divested out of J. D. Rivergate Land Trust and vested into Alison L. Woolford and Elizabeth Shamanski, of record in Instrument No. 20120418-0033201, said Register's Office. And further conveyed to The Thomas H. Dicks, Jr. and Wanda G. Dicks Joint Living Trust dated May 21, 2008, and Thomas H. Dicks, Jr. and Wanda G. Dicks, Trustees, by Quit Claim Deed dated July 2, 2012, from Elizabeth Anne Shamanski and Alison Lynn Woolford Hair, of record in Instrument No. 20120918-0084626, said Register's Office.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Book 6900, Pages 720 through 723, inclusive, and corrected by Surveyor's Instrument of Correction of record in Book 7825, Page 429, Register's Office for Davidson County, Tennessee;

2) Declaration of Covenants, Conditions and Restrictions of McCrory Trace Estates, of record in Book 7241, Page 597, and as amended and restated in Book 7576, Page 846, Register's Office for Davidson County, Tennessee;

3) By-Laws of McCrory Trace Estates Homeowners Association, Inc., of record in Book 7576, Page 831, said Register's Office;

4) Charter of McCrory Trace Homeowners Association, Inc., of record in Book 7576, Page 821, said Register's Office;

5) Conveyance of common area to McCrory Trace Homeowners Association, Inc., of record in Book 7820, Page 342, and re-recorded in Book 8013, Page 698, said Register's Office; and,

6) Taxes for the current year which have been prorated and assumed by the Grantees herein and subsequent years, not yet due and payable.

This is improved property, known as: **133 Sequoyah Lane, Nashville, TN 37221**.

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 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 **18th** day of **February, 2014.**

Thomas H. Dicks Jr., Trustee
of The Thomas H. Dicks, Jr. and Wanda G. Dicks Joint Living Trust
U/A/D May 21, 2008

Wanda G. Dicks, Trustee
of The Thomas H. Dicks, Jr. and Wanda G. Dicks Joint Living Trust
U/A/D May 21, 2008

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Thomas H. Dicks Jr., Trustee and Wanda G. Dicks, Trustee of The Thomas H. Dicks, Jr. and Wanda G. Dicks Joint Living Trust U/A/D May 21, 2008,** the within named sellers, 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 and official seal at Nashville, Tennessee, this **18th** day of **February, 2014.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 2/13/17