BILL GARRETT, Davidson County
Trans:T20140025354 DEEDWARR
Recvd: 04/15/14 09:58 2 pgs
Fees:13.00 Taxes:1665.00

20140415-0031331

J. CARLA IKARD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Comm. Expires March 3, 2015 (Notary Stamp)	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $450,000.00. Affiant Subscribed and sworn to before me, this 11th day of April, 2014. Notary Public My commission expires: 3-3-15

THIS INSTRUMENT PREPARED BY
Solomon \ Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
James Bradley Whitfield and Susan B. Whitfield	**New Owner**	**Map\Parcel: 117-06-0-022.00**
2923 22nd Avenue South	2923 22nd Ave South	
Nashville, TN 37215	Nashville TN 37215	

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 ACKNOWLEDGE, WE,

J. Michael Cowan, unmarried man

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

James Bradley Whitfield and wife, Susan B. Whitfield

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. 40 of Block 3 on the Plan of W. V. Davidson's Hillsboro Highlands Subdivision of record in Plat Book 843, Page 23, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 40 fronts 100 feet on the west side of 22nd Avenue South and runs back between parallel lines 165 feet to a dead line. Being the same property conveyed to J. Michael Cowan by deed from Fred Donald Cowan, Jr., Executor of the Estate of Frances Ferguson Cowan of record in Instrument No. 20021126-0146678 Register's Office for Davidson County, Tennessee, dated September 16, 2002 and recorded on November 26, 2002.
(Value of consideration shown in aforementioned deed $ Zero.)

Being also known as 2923 22nd Avenue Nashville, TN 37215.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantees. Subsequent taxes are assumed by Grantees; including Rollback taxes, if any.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved (X) property known as 2923 22nd Avenue South Nashville, TN 37215.

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 11th day of April, 2014.

J. Michael Cowan
by David Eyler
His Attorney-in-Fact

J. Michael Cowan by David Eyler
His Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public personally appeared **David Eyler**, who is known to me or proved to me on the basis of satisfactory evidence, and who executed the forgoing instrument for the purpose therein contained and who further acknowledged that he is the Attorney-in-Fact for **J. Michael Cowan** and being authorized to do so, did execute this instrument on his behalf.

WITNESS MY HAND AND OFFICIAL SEAL, at office, this the 11th day of April, 2014.

Notary Public

My Commission Expires: 3-3-2015

J. CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires March 3, 2015

File #: **314024CI**
RECORD & RETURN TO:
Solomon \ Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027