After recorded return to:
Residential & Commercial Title Services
220 West End Avenue, Suite 400
Nashville, TN. 37203
(615) 921-8684

File No RA-1163

Warranty Deed

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $235,000.00

Affiant

Subscribed and sworn to before me, this the 23rd day of April, 2014.

Notary Public

My commission expires:

JESSICA LASCELLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016

BILL GARRETT, Davidson County
Trans:T20140028887 DEEDWARR
Recvd: 04/28/14 15:05 2 pgs
Fees:13.00 Taxes:869.50
20140428-0035649

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
John P. Cowan	SunTrust Mortgage, Inc.	
2817 Paden Drive	1001 Semmes Avenue	08315005900
Nashville, TN 37206	Richmond, VA 23224	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JEFF FLOWERS, A MARRIED MAN***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN P. COWAN, A SINGLE MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 84 on the Plan of Section One, Addition One, Fortland Park, of record in Book 2854, page 68, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Jeff Flowers by Quitclaim Deed from Les Lazarus, dated January 27, 2014, recorded January 27, 2014, of record in Instrument No. 20140127-0007344, Register's Office for Davidson County, Tennessee, and further being the same property conveyed to Les Lazarus by Trustee's Deed from Wilson & Associates, PLLC, Successor Trustee, dated January 22, 2014, recorded January 27, 2014, of record in Instrument No. 20140127-0007289, said Register's Office, and further being the same property conveyed to Willie D. Grigsby and wife, Cordelia M. Grisby by Warranty Deed from Andrea Sue Tucker Hamrick Evelius, (the only heir-at-law of Opal F. Tucker, deceased), married, dated October 27, 1998, recorded October 28, 1998, of record in Book 11174, page 796, said Register's Office.

**Neither Grantor nor Grantor's spouse has ever resided in the above-described improved real property.*

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 2817 Paden Drive, Nashville, TN 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 23rd day of April, 2014.

Jeff Flowers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal this 23rd day of April, 2014.

Notary Public

My Commission Expires: 9-9-2014

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
EXP. SEPT. 9, 2014
DAVIDSON COUNTY