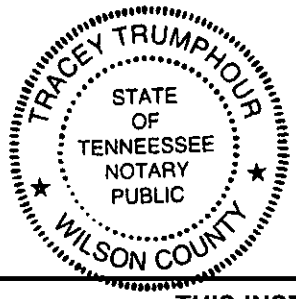
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of June, 2014.

Notary Public

MY COMMISSION EXPIRES: 8.19.17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Walter O. Cowan	Franklin American Mortgage Company	06401004400
(NAME)	(NAME)	
1324 Autumn Springs Lane	501 Corporate Centre Dr, Ste 400	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20140039607 DEEDWARR
Recvd: 06/05/14 10:21 2 pgs
Fees:13.00 Taxes:1221.00
20140605-0048883

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Sandra T. Hydrick, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Walter O. Cowan and Jan E. Cowan, husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or 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. 18, on the plan of Brandywine Place, as shown on plat of record in Plan Book 6250, Pages 327 and 328, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Richard H. Hydrick, Jr. and Sandra T. Apple, both unmarried as joint tenants with right of survivorship by Warranty Deed from Larry W. Powell, unmarried, dated October 21, 1993 and filed in Book 9130, page 14, Register's Office of Davidson County, Tennessee. The said Sandra T. Apple having since married and is now known as Sandra T. Hydrick. The said Richard H. Hydrick having since deceased on 06/11/2012, leaving Sandra T. Hydrick his sole surviving spouse.

All matters as set forth on the plat of record in Plat Book 6250, Page 327 and Book 6250, page 328, Register's Office for said County.
Restrictive Covenants of record in Book 6488, Page 764 and Book 8904, page 855, Register's Office for said County.
Easements of record in Book 2480, Page 249, Register's Office for said County.
Charter of the Homeowner's Association of record in Book 6482, Page 873, Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 304 Arron Court, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 hand this 2nd day of June, 2014.

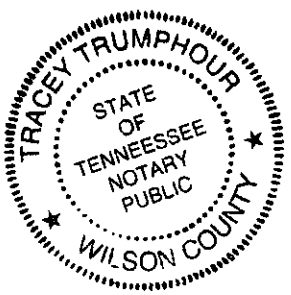
Sandra T. Hydrick

State of Tennessee
County of Wilson

Personally appeared before me Sandra T. Hydrick, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 2nd day of June, 2014.

Notary Public
My Commission Expires: 8.14.17



RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122