BILL GARRETT, Davidson County
Trans: T20140045930 DEEDWARR
Recvd: 06/27/14 12:54 2 pgs
Fees: 13.00 Taxes: 628.63
20140627-0056536

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way Suite 202
Brentwood, Tennessee 37027
File No.: TN144405

WARRANTY DEED

JAMIE R STEELMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,900.00.

M. Menke
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 day of June, 2014.

NOTARY PUBLIC

My commission expires: 12/21/2014

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Keith M. Pillatsch 50 Peachtree Street Nashville, TN, 37210	Churchill Mortgage Corp. 761 Old Hickory Blvd. S. 400 Brentwood, TN 37027	11906012400

FOR AND IN CONSIDERATION of the sum of One Hundred Sixty Nine Thousand Nine Hundred and 00/100 Dollars ($169,900.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **MARK COWART AND RAE ANN COWART, HUSBAND AND WIFE**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **KEITH M. PILLATSCH, UNMARRIED**, hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 54, on the plan of Sterling Heights, Section 3, which is of record in Book 1424, Page 113, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Mark Cowart and Rae Ann Cowart, husband and wife, by Warranty Deed from Kim Dionne Armstrong, unmarried, dated 3/7/2008, recorded 3/17/2008, of record in Instrument No. 20080317-0026349, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 50 Peachtree Street, Nashville, TN 37210, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters appearing on the Plat of record in Plat Book 1424, Page 113, in the Register's Office for Davidson County, Tennessee; and to all the zoning regulations, building restrictions, easements

and/or setback lines rights for public utilities, or other governmental regulations applicable to the property described herein, but excluding any covenants conditions or restrictions that would violate Title 42 USC 3604.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2014 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 25 day of June, 2014.

MARK COWART

Rae Ann Cowart

RAE ANN COWART

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, a Notary Public, Mark Cowart and Rae Ann Cowart, 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 seal, this the 25 day of ~~June, 2014~~

JAMIE R STEELMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Notary Public

Jamie R Steelman

Printed Notary Name

My commission expires: 12/21/2014