WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140051312 DEEDWARR
Recvd: 07/17/14 10:19 2 pgs
Fees:13.00 Taxes:932.40
20140717-0063198

STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $252,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 11-3-15
(AFFIX SEAL)

BROOKE SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON

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
James C. Hover II (NAME)	Citibank (NAME)	06408OA02400Co
1324 Autumn Springs Lane (ADDRESS)	1000 Technology Dr. (ADDRESS)	
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	O'Fallon MO 63368 (CITY) (STATE) (ZIP)	

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, **Walter O. Cowan Sr. and spouse, Jan E. Cowan**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **J. Craig Hover, II and Wife, Maria L. Hover**, 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. 24 on the Plan of Section One, Merritt Downs, as shown on plat of record in Instrument 20010523-0053201, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Walter O. Cowan Sr. and spouse, Jan E. Cowan by Warranty Deed from Daniel McCarthy and spouse Jill McCarthy, dated March 22, 2007 and filed in Instrument Number 20070326-0035680, Register's Office of Davidson County, Tennessee.

All matters as set forth on the plat of record in Plat Instrument No. 20010523-0053201, Register's Office for said County.

Restrictive Covenants of record in Instrument Number 20010604-0057881; Instrument Number 20010720-0069864; Instrument Number 20040716-0085315 and Instrument Number 20041123-0140102, Register's Office for said County.

Easements of record in Instrument Number 20010119-0006024, Register's Office for said County.

Charter of the Homeowner's Association of record in Instrument Number 20010608-0060785 and Instrument Number 2001127-0129417, Register's Office for said County.

By-Laws of record in Instrument Number 20010608-0060786, Register's Office for said County.

Quitclaim Deed to Homeowners Association filed in Instrument Number 20020619-0074316, Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

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 1324 Autumn Springs Lane, 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 our hands this 2nd day of June, 2014.

Walter O. Cowan Sr.

Jan E. Cowan

State of Tennessee
County of Wilson

Personally appeared before me Walter O. Cowan Sr. and Jan E. Cowan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they 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

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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