RETURN TO

Greenvue Title & Escrow, LLC
2207 Crestmoor Road, Suite 101
Nashville, Tennessee 37215

BILL GARRETT, Davidson County
Trans:T20140061522 DEEDWARR
Recvd: 08/20/14 10:18 3 pgs
Fees:18.00 Taxes:1139.60
20140820-0075619

This instrument was prepared by:
DLO TITLE, LLC
256 Seaboard Lane Suite F-103
Franklin, TN 37067
2014070018

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, is $308,000.00

Sworn to and subscribed before me this 15th day of August, 2014.

Affiant

Notary Public

JENNY AVERKOFF NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Jay R. McCowan et ux 3521 Fairmeadows Drive Nashville, TN 37211	Franklin Synergy Bank ~~New Owner~~ 722 Columbia Ave. Franklin, TN 37064	180-040B-128.00-CO

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Elizabeth M. Widman and husband, John E. Joseph** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jay R. McCowan and Stefanie M. McCowan, husband and wife,** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 87 on the Plan of Final Plat of Brookview Forest, Phase IV of record in Plat at Instrument No. 20061107-0138639, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Elizabeth M. Widman and husband, John E. Joseph by deed from Jason T. Laetz and wife, Ruth Laetz of record in Instrument No. 20120614-0052094 Register's Office for Davidson County, Tennessee, dated June 12, 2012 and recorded on June 14, 2012

This is improved property known as **3521 Fairmeadows Drive, Nashville, TN 37211.**

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __x__ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS my hand, this15th day of August, 2014.

Elizabeth M. Widman, by John E. Joseph, Attorney In Fact

John E. Joseph

State of Tennessee
County of Williamson

On this 15th day of August, 2014, before me personally appeared John E. Joseph, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Elizabeth M. Widman, and acknowledged that he executed the same as his free act and deed of .

Witness my hand, at office, on this 15th day of August, 2014.

Notary Public

My Commission Expires: 11-19-14

(SEAL) BEVERLY PARHAM STATE OF TENNESSEE NOTARY PUBLIC WEAKLEY CO. TN.

State of Tennessee
County of Williamson

Before me, the undersigned, a Notary Public of said County and State, personally appeared John E. Joseph, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the within bargainor of the foregoing instrument and who acknowledged the execution of the same to be his free act and deed.

Witness my hand and official seal, at office at Franklin, Tennessee on this 15th day of August, 2014.

Beverly Parham
Notary Public

4-19-14

(SEAL)

