This Instrument was Prepared by:
Bankers Title & Escrow Dickson, LLC
214 E. College Street, Suite B
Dickson, TN 37055
P14-0723-D

BILL GARRETT, Davidson County
Trans:T20140087165 DEEDWARR
Recvd: 11/19/14 10:47 2 pgs
Fees:13.00 Taxes:1458.73
20141119-0106634

WARRANTY DEED

Address of New Owners:
Mr. Shawn Camp
4001 Colorado Avenue
Nashville, TN 37209

Send Tax Bills To:
New Owner

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We,
James Cowan and wife, Jennifer Giltnane

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto
Shawn Camp

hereinafter called the Grantees, 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 16, as shown on the map entitled West End Annex, of record in Plat Book 332, Page 61, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to James Cowan and wife, Jennifer Giltnane by deed from Sandra Jo Wilson, dated March 27, 2008 and Instrument No. 20080408-0035394, in the Register's Office of Davidson County, Tennessee.

This property is subject to the right-of-way of Colorado Avenue, Westlawn Drive and an alley.

Subject to all matters on a plat of record in Plat Book 332, Page 61, in the Register's Office of Davidson County, Tennessee.

Subject to restrictions of record in Instrument No. 2010217-0012160, in the Register's Office of Davidson County, Tennessee.

This is ( ) Unimproved (X) Improved property known as 4001 Colorado Avenue, Nashville, TN 37209

THIS CONVEYANCE IS SUBJECT TO: 2014 Davidson County Taxes which have been prorated and assumed by Grantee;

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees 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 Grantees, their heirs and 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 hand(s) this the 17th day of November, 2014.

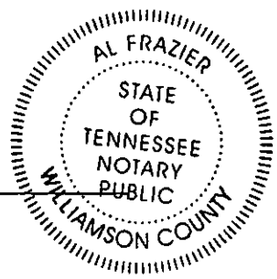
James Cowan

Jennifer Giltnane

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Cowan and wife, Jennifer Giltnane, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor(s), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 17th day of November, 2014.



Notary Public

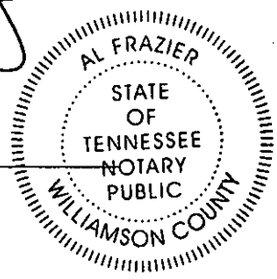
My Commission Expires: 2/19/18

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $394,250.00.

Affiant

Subscribed and sworn to before me, this the 17th day of November, 2014.



Notary Public

My Commission Expires: 2/19/18

Parcel ID: 103 080012.00