WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/05/15 14:32 3 pgs
Fees:18.00 Taxes:1134.05
20150605-0053130

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $306,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 5 DAY OF JUNE, 2015.

Notary Public

MY COMMISSION EXPIRES: 2/25/17
(AFFIX SEAL)

ANY CROSS NANCY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 9175 Carothers Parkway, Ste. 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S)
Daniel Raymond Schuh and Maggie Glastetter Schuh	BancorpSouth Mortgage	155 16 0A 302.00
(NAME)	(NAME)	
5649 Traceside Drive	5217 Maryland Way	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Brentwood, TN 37022	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Three Hundred Six Thousand Five Hundred And No/100 Dollars ($306,500.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Charles D. Cowan and Macqueline Cowan, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Daniel Raymond Schuh and Maggie Glastetter Schuh, husband and wife**, 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 No. 268 on the Plan of Traceside, Section Ten, Revision One of record in Book 9700, Page 827, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Charles D. Cowan and spouse, Macqueline Cowan by Warranty Deed from Alisa M. Blanchard, unmarried, and Diane Lewis, unmarried, as Joint Tenants with Rights of Survivorship dated May 18, 2001 and recorded May 23, 2001 in Instrument No. 200105230053700 in the said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

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unimproved ☐

This is improved ☒ property, known as 5649 Traceside Drive, Nashville, TN 37221

To have and to hold the said tract or parcel of land, with the appurtenances, 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, has 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 hands this 5th day of June, 2015.

Charles D. Cowan

Charles D. Cowan

Macqueline A. Cowan

Macqueline Cowan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state. Charles D. Cowan and Macqueline Cowan, husband and wife, the within named bargainor, 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.

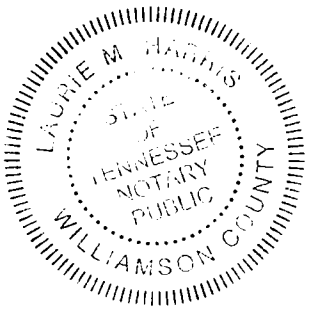
Witness my hand and official seal, this the 5th of June, 2015.

Laurie Mathis Harris

Notary Public

My Commission Expires: 3-25-18

(SEAL)



File Number: FRN-152241

I, Sheri Engel, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to the law.

Sheri Engel
Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me a notary for this county and state, Sheri Engel who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 2/25/19

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY