Davidson County DEEDWARR
Recvd: 07/06/15 16:10 3 pgs
Fees:18.00 Taxes:303.40
20150706-0065420

MT - 152345

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF Wilson
The actual consideration or value, whichever is greater, for this transfer is $82,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of June, 2015.

Notary Public
My commission expires: _____

SHELLY M SMITH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-24-2018

05-1503-66507

Address of New Owner:	Send Tax Bills to:	Tax Information:
Elizabeth Susan Tingen 800 Rachels View Hermitage TN 37076	NEW OWNER	075-11-0-241.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Gretchen Cowl, individually, Executrix, and as Heir at Law of the Estate of Richard S. Cowl, deceased and Brian Scott Cowl, individually and as Heir at Law of the Estate of Richard S. Cowl, deceased and Lisa Shannon Rogers, individually and as Heir at Law of the Estate of Richard S. Cowl. deceased**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Elizabeth Susan Tingen, unmarried** hereinafter called the Grantees, their successors 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. 62 B, on the plan of the Zone Lot Division of Lots 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61 62, 64, 65, 67, 68, 69, 71, 72, 73, 75, 76, 77, and 79, Rachel Square Section Two, of record in Book 5200, Pages 623, 624, and 625; and amended in Book 6231, Pages 64 and 66; and Book, 6250, Page 541, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Union Financial Corporation, a Tennessee corporation by deed from Marion Thurman and wife, Eva M. Thurman, dated July 31, 1987, of record in Book 7314, Page 860, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Metropolitan Federal Savings and Loan Association by Quitclaim Deed from Union Financial Corporation, a Tennessee corporation, dated September 28, 1992, recorded October 16, 1990, of record Book 8218, Page 351, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Richard Cowl (also known as Richard S. Cowl) by Quitclaim Deed from Resolution Trust Corporation, Conservator for Metropolitan Federal Savings and Loan Association, dated July 3, 1991, Page July 8, 1991, of record in Book 8392, Page 533, Register's Office for Davidson County, Tennessee. The said Richard Cowl a/k/a Richard S. Cowl having since died Testate, May 9, 2011, leaving subject property to Gretchen Cowl Maldonado, Brian Scott Cowl, and Lisa Shannon Rogers f/k/a Lisa Hindman, individually and as Heirs at Law of the Estate of Richard S. Cowl, deceased.

Gretchen Cowl Maldonado is now known as Gretchen Cowl

Lisa S. Hindman is now known as Lisa Shannon Rogers.

THIS INSTRUMENT IS BEING EXECUTED PURSUANT TO A POWER OF ATTORNEY OF RECORD IN INSTRUMENT NO. 20150706-0065418; AND INSTRUMENT NO. 20150706-0065419, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 800 Rachels View, Hermitage, TN 37076.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this X25 day of June, 2015.

X Gretchen Cowl
Gretchen Cowl

STATE OF FLORIDA
COUNTY OF X Sarasota

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Gretchen Cowl**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in X Casselberry, FL, this X25 day of June, 2015.

X
Notary Public

My Commission expires: X

LINDA J. BREEDING
MY COMMISSION # EE 180540
EXPIRES: July 18, 2016
Bonded Thru Notary Public Underwriters

WITNESS my hand this 25 day of June, 2015.

Brian Scott Cowl, By Gretchen Cowl his attorney in fact
Brian Scott Cowl
By: Gretchen Cowl, his Attorney in Fact

Lisa Shannon Rogers, By Gretchen Cowl her attorney in fact
Lisa Shannon Rogers
By: Gretchen Cowl, her Attorney in Fact

STATE OF FLORIDA
COUNTY OF Seminole

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Gretchen Cowl**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **attorney in fact for Brian Scott Cowl** and that she is authorized by Brian Scott Cowl to execute this instrument on his behalf.

Witness my hand and seal at Casselberry, FL, this 25 day of June, 2015.

Linda J. Breeding
Notary Public

My commission expires:

LINDA J. BREEDING
MY COMMISSION # EE 180540
EXPIRES: July 18, 2016
Bonded Thru Notary Public Underwriters

STATE OF FLORIDA
COUNTY OF Seminole

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Gretchen Cowl**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **attorney in fact for Lisa Shannon Rogers** and that she is authorized by Lisa Shannon Rogers to execute this instrument on her behalf.

Witness my hand and seal at Hendersonville, TN, this 25 day of June, 2015.

Linda J. Breeding
Notary Public

My commission expires:

LINDA J. BREEDING
MY COMMISSION # EE 180540
EXPIRES: July 18, 2016
Bonded Thru Notary Public Underwriters

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04/24/2016

Shelly M Smith