WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M151722

BILL GARRETT, Davidson County
Trans:T20150072674 DEEDWARR
Recvd: 08/26/15 16:14 2 pgs
Fees:13.00 Taxes:658.60
20150826-0086645

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 19th day of August, 2015, by and between Jeffrey G Cowell, and Cynthia P Cowell, a married couple, party of the first part, and John W Hughey and Christine M Hughey, husband and wife, party of the second part.

WITNESS: That for and in consideration of One Hundred Seventy-Eight Thousand and no/100 Dollars ($178,000.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Being Lot No. 32 on the Map of Cloverdale Subdivision, as of record in Book 2133, Page 9, Register's Office of Davidson County, Tennessee.

Said Lot No. 32 fronts 177.4 feet on the northeasterly side of Pittswood Drive and runs back between lines, 219.5 feet on the northwesterly line and 212 feet on the southeasterly line, to a dead line in the rear on which it measures 212 feet.

Being all or part of the same property conveyed to Jeffrey G. Cowell and Cynthia P. Cowell by virtue of that certain Warranty Deed dated April 12, 2013, at Instrument No. 20130416-0037699 in the amount of $154,000.00 in the Register's Office of Davidson County, Tennessee.

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 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, except for year 2015 Davidson County real property taxes, being a lien not yet due and payable; 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 assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Jeffrey G. Cowell by Cynthia P. Cowell
Jeffrey G Cowell, by Cynthia P Cowell Attorney in Fact
Attorney in Fact

Cynthia P. Cowell
Cynthia P Cowell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Cynthia P Cowell, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 19th day of August, 2015.

Ashlee D. Page
Notary Public

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9-10-18

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of August, 2015, before me personally appeared Cynthia P Cowell, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Jeffrey G Cowell and who acknowledged that she executed the same as the free act and deed of Jeffrey G Cowell.

Ashlee D Page
Notary Public



My Commission Expires: 9-10-18

Property Owner & Address:	John W Hughey and Christine M Hughey 2204 Pittswood Drive Nashville, TN 37214
Tax Parcel No	09511009000
Property Address:	2204 Pittswood Drive Nashville, TN 37214
MAIL TAX BILLS TO:	Capitol One, N.A. 7933 Preston Road Plano, TX 75024

STATE OF
COUNTY OF

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $178,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 19th day of August, 2015.

Jessica Lascelle
Notary Public

My Commission Expires: 10/18/16



This Instrument is executed on behalf of Jeffrey G. Cowell, by Cynthia P. Cowell, pursuant to a Power of Attorney executed by Jeffrey G. Cowell on June 20, 2015, of record in Instrument No. 20150826-0086287, Register's Office for Davidson County, Tennessee.