BILL GARRETT, Davidson County
Trans:T20150089691 DEEDWARR
Recvd: 10/21/15 12:22 2 pgs
Fees:13.00 Taxes:1017.50
20151021-0107061

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$275,000.00.**

Affiant

Subscribed and sworn to before me, this the 19th day of October, 2015.

Notary Public

My commission expires: 09-19-2016
(AFFIX SEAL)

KRISTEN JACOBY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Debra A. Cowan	Everett Financial Inc.	**098-09-0A-099.00-CO**
400 Breeze Pt.	14801 Quorum Dr., Ste. 300	
Hermitage, TN 37076	Dallas, TX 75254	

FOR AND IN 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,

LINDA K. MCCONNELL, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

DEBRA A. COWAN, UNMARRIED AND GLADYS I. ALEXANDER, UNMARRIED

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(s) 182, as shown on the map entitled Lakeshore, Phase Three-A, of record in Plat Book 7900, Page 516, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to LINDA K. MCCONNELL, MARRIED, by deed from FRANK BATSON HOMES, INC., A TENNESSEE CORPORATION, of record in Book 9252, Page 22, dated February 14, 1994, said Register's Office. Further being the same property conveyed to LINDA K. MCCONNELL AND HUSBAND, JOSEPH C. MCCONNELL, TENANTS BY THE ENTIRETIES, by deed from LINDA K. MCCONNELL, MARRIED of record in Instrument No. 20021113-0140496, dated November 4, 2002, said Register's Office. Further being the same property conveyed to LINDA K. MCCONNELL, by deed from LINDA K. MCCONNELL AND HUSBAND, JOSEPH C. MCCONNELL, of record in Instrument No. 20080414-0037755, dated April 1, 2008, said Register's Office.

The undersigned, JOSEPH C. MCCONNELL, spouse of LINDA K. MCCONNELL, joins in the execution of this instrument for the purpose of conveying to the Grantees all his right, title, claim, and interest in and to the above described property, including but not limited to, his homestead and any and all other marital rights.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved (__X__) Unimproved (____) property known as **400 Breeze Pt., 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 Grantee, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 Grantee, his 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/our hand(s) this 19th day of October, 2015.

Joseph C. McConnell

Linda K. McConnell

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Joseph C. McConnell and Linda K. McConnell**, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **19th** day of **October, 2015.**

Notary Public

My Commission Expires: 9-26-16

GREGORY S. PERRONE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY