WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150098056 DEEDWARR
Recvd: 11/18/15 10:58 2 pgs
Fees: 13.00 Taxes: 847.30
20151118-0116947

BENJAMIN SEAMON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$239,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF Nov., 2015

Notary Public

MY COMMISSION EXPIRES: 9-16-2018

(AFFIX SEAL)

MST 2015-1249

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anderson W. and Kathleen C. Williams	New Owner	083 04 0 144.00
(NAME)	(NAME)	
2406 Himes Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN37206-1304		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **R. B. Cowan and Alene B. Cowan Revocable Living Trust,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Anderson W. Williams and Kathleen C. Williams, 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. 94 on the Plan of Rosebank Park, of record in Plat Book 1835, Page 26, in the Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point in the southeasterly margin of Himes Drive at the corner of Lots No. 93 and 94; thence with the line between said lots, Southeasterly 130.15 feet to the line of Lot 99; thence with line of Lots 98 and 99, Northeasterly 72 feet to a corner of Lot 96; thence with the line between Lots 94 and 96, Northerly 58.7 feet to the corner of Lots 95; thence with the line between Lots 94 and 95; Northwesterly 115 feet to the margin of Himes Drive; thence with the margin of some Southwesterly 75 feet to the point of beginning.

Being the same property conveyed to R. B. Cowan and Alene B. Cowan, Trustees of the R. B. Cowan and Alene B. Cowan Revocable Living Trust by Quitclaim deed from R. B. Cowan and wife, Alene B. Cowan of record in Instrument No. 20050311-0027168 Register's Office for Davidson County, Tennessee, dated March 10, 2005 and recorded on March 11, 2005 and re-recorded on April 13, 2005, in Instrument No. 20050413-00040868. R. B. Cowan and Alene B. Cowan have since deceased, and David L. Swain and Tracy Cochran have been appointed as joint successor Trustees for said Trust.

Subject to: Easements or claims of easements not shown by the Public Records. Subject to all matters shown on the Plan of record in Plat Book 1835, Page 26, Register's Office for Davidson County, Tennessee.

This property, known as 2406 Himes Drive, Nashville, TN 37206-1304
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, 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 my/our hand(s) this 10th DAY OF Nov., 2015.

R.B. Cowan and Alene B. Cowan Revocable Living Trust Agreement

BY: David L. Swain Trustee

David L. Swain, Trustee

BY: Tracy Cochran, Trustee

Tracy Cochran, Trustee

State of Tennessee
County of Williamson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared David L. Swain and Tracy Cochran, with whom I am personally acquainted, (or proved to me to on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be the Trustees of R.B. Cowan and Alene B. Cowan Revocable Living Trust Agreement u/a/d March 10, 2005, the within named bargainor, as Trust, and David L. Swain and Tracy Cochran, being so authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust themselves as Trustees of said Trust.

Witness my hand and official seal at office, on this the 10th day of November, 2015.

Notary Public

My Commission Expires: 9/5/16

(SEAL)

MONTE POE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-05-2016