#10422

WARRANTY DEED

Return to:
Advantage Title and Escrow, Inc
3325 Aspen Grove Dr
Suite 104
Franklin, TN 37067

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of February, 2016.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 318 Seaboard Lane, Suite 114, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
David R. Perry	US Bank	106-14-0-097.00
(NAME)	(NAME)	
75 Scobey Drive	7601 Penn Ave S, Ste A1	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Richfield MN 55423	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Dorothy A. Cowan and William B. Cowan, wife and husband, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto David R. Perry, an unmarried man, 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. 101 on the Plan of Raymond Heights of record in Plat Book 1424, Page 141, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 101 fronts 70 feet on the North side of Scobey Drive and runs back between lines, 176.3 feet on the East line and 176.1 feet on the West line to a dead line in the rear on which it measures 70 feet.

Being the same property conveyed to Dorothy A. Cowan, and William B. Cowan, wife and husband, by Quit Claim Deed from Dorothy A. Fields, n/k/a Dorothy A. Cowan, a now married woman, who acquired title as a single woman of record in Instrument No. 20040412-0040627, Register's Office for Davidson County, Tennessee, dated March 26, 2004 and recorded on April 12, 2004; said property being previously conveyed to Dorothy A. Fields, unmarried by Warranty Deed from Patricia Albright, Executrix of the Estate of Carrie H. Gaddis, dated December 19, 1995 and recorded on December 20, 1995, said Register's Office.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 75 Scobey Drive, Nashville, TN 37210
(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.

BILL GARRETT, Davidson County
Trans:T20160012365 DEEDWARR
Recvd: 02/16/16 10:17 2 pgs
Fees:13.00 Taxes:573.50
20160216-0014149

File No.: 3931
TN Warranty Deed

Witness our hands this 12th day of February, 2016.

Dorothy A. Cowan

William B. Cowan

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 12th day of February, 2016, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Dorothy A. Cowan and William B. Cowan**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:

_____

Notary Public

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2020