Box 14

28098-8

Box 14

return to: Attorneys Title Company, Inc.

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075
16-0060HV

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $222,250.00.

Affiant

BILL GARRETT, Davidson County
Trans:T20160017084 DEEDWARR
Recvd: 03/02/16 10:05 2 pgs
Fees:13.00 Taxes:822.33
20160302-0019801

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1st day of March, 2016.

Notary Public
Commission Expires: 5-8-18

ANNA AGEE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Lauren Cowan 7981 Sawyer Brown Road Nashville, TN 37221	Movement Mortgage, LLC P.O. Box 10610 Virginia Beach, VA 23450	128-14-0-101.00

WARRANTY DEED

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, I/WE,

Kelli S. Flower and husband, Doug B. Flower

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Lauren Cowan, an unmarried woman

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. 9 on the plan of Stacy Square, Section 1, as of record in Book 3842, Page 134, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Kelli S. Flower and husband, Doug B. Flower, by Warranty Deed from Neal Thomas Ogles and William Andrew Ogles, III, Co-Trustees of the Timothy Edward Ogles Trust established under the Last Will and Testament of Hilda May Ogles dated March 21, 2007, dated 2/18/11 and recorded 3/2/11 in Instrument No. 20110302-0016691, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 7981 Sawyer Brown Road, Nashville, TN 37221.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 1st day of March, 2016.

Kelli S. Flower

Doug B. Flower

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Kelli S. Flower and Doug B. Flower** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 1st day of March, 2016.

Notary Public
My Commission Expires: 7-24-2019

(Notary Seal)

