BILL GARRETT, Davidson County
Trans:T20160035917 DEEDWARR
Recvd: 05/02/16 10:32 3 pgs
Fees:18.00 Taxes:281.20
20160502-0042615

This Instrument Prepared by:
Larry H. Hagar, Attorney at Law
Underhill, Niewold, Hagar, Underhill & Evans
219 Second Avenue, North, Suite 100
Nashville, TN 37201
Telephone: (615) 244-0001, Ext. 8
Fax: (615-244-0002

WARRANTY DEED

The actual consideration or value whichever is greater, for this transfer is $76,000.00.

Ronnie Cowherd
Affiant

Subscribed and sworn to before me this the 1st day of May, 2016.

Notary Public

My Commission Expires: March 3, 2020

LARRY H. HAGAR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Address New Owner as follows	Send Tax Bills to:	Map and Parcel Number
Christopher David Lee, and wife, Julie Louise Cowherd-Lee 309 Kleeton Avenue Old Hickory, TN 37138	Christopher David Lee, and wife, Julie Louise Cowherd-Lee 309 Kleeton Avenue Old Hickory, TN 37138	04405004900

For and in Consideration of the sum of Ten Dollars ($10.00), cash in hand paid, by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged we, Ronnie Cowherd and wife, Barbara Cowherd, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Christopher David Lee and Julie Louise Cowherd-Lee, 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:

Being Lot No. 41 on the Plan of Scenic View Subdivision, 4th Civil District of Davidson County, Tennessee, prepared by W. W. Turner Company Engineers, on August 20, 1948, but not of record, and more particularly described as follows:

Starting with a concrete monument at the west end of the return at the northwest corner of the intersection of Keeton Ave and a 50 foot dedication for a street, on the plan of Scenic View

Subdivision and running thence in a northwesterly direction along the northerly margin of Keeton Ave for a distance of 264.8 feet to a common line between Lots 41 and 42 and the point of beginning and continuing the following courses and distances. 1. Continuing in a northwesterly direction along the northerly margin of Keeton Ave a distance of 97 feet to an iron pin in the easterly margin of Lot No. 40; thence, 2. In a northerly direction along the easterly margin of Lot No. 40 for a distance of 145.3 feet to an iron pin in the southerly margin of the H. E. Richardson property, thence, 3. In a southeasterly direction along the margin of the said E. E. Richardson property a distance of 97 feet to an iron pin located on a common line in the westerly martin of Lot No. 42; thence, 4. In a southeasterly direction along the westerly margin of Lot No. 42, a distance of 146.3 feet to an iron pin in the northerly margin of Keeton Avenue and the point of beginning.

Being the same property conveyed to Ronnie Cowherd and Barbara Cowherd, by Warranty Deed from Daniel M. Tidwell and Susan K. Tidwell, of record in Unit No. 20140207-0010929, Register's Office for Davidson County, Tennessee, on 2/7/2014.

Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage Easement of record in Book 9466, Page 778, said Register's Office.

All matters set out in document including but not limited to restrictions of record in Book 1973, Page 192, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This property is improved property known as 309 Keeton Avenue, Old Hickory, TN 37138.

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(s) their heirs and/or 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/or assigns, against the lawful claim so fall 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 our hands this 1st day of May, 2016.

Ronnie Cowherd

Barbara Cowherd

STATE OF TENNESSEE
COUNTY OF Dickson

Personally appeared before me, Ronnie Cowherd and Barbara Cowherd, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 1st day of May, 2016.

Notary Public

My Commission Expires: March 3, 2020

LARRY H. HAGAR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.