THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 5107 Maryland Way, Ste. 115 Brentwood, TN 37027	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **415,000.00.** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF April, 2016. Notary Public MY COMMISSION EXPIRES: 9-11-17 (AFFIX SEAL)

JANICE H. COLLINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Denise Lapins	NEW OWNER	MAP
15 Belgrave Ave.		PARCEL 143-06-0A-073.00
San Francisco, CA 94117-4225		
(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, **The Estate of Sheldon Lee Cowan**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nikolajs Lapins and Denise Scrivner, n/k/a Denise Lapins, Trustees of The Lapins Family Trust dated December 10, 2001 and amended on November 30, 2009**

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. 39 on the Plan of Harpeth Trace Estates, Phase II, a Planned Unit Development of record in Plat Book 5200, Page 556, 557 and 558, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to S. Lee Cowen, unmarried by Warranty deed from John Steven Ayers, unmarried of record in Book 9396, page 316, Register's Office for Davidson County, Tennessee, dated June 29, 1994 and recorded on July 1, 1994. The said S. Lee Cowen having since died on December 11, 2014, leaving a Last Will and Testament, Docket No. 14P2073, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **416 Valley Trace Drive, Nashville, TN 37221-3119.**

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~~ hand(~~s~~) this the 29th day of April, 2016.

Estate of Sheldon Lee Cowan

BY: _____, EXECUTOR
Todd Lyles, Executor

BY: _____, Executrix
Cathryne Harper, Executrix

BILL GARRETT, Davidson County
Trans: T20160036152 DEEDWARR
Recvd: 05/02/16 14:28 2 pgs
Fees: 13.00 Taxes: 1535.50

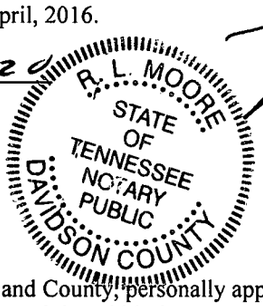
20160502-0042889

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, personally appeared Todd Lyles, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Executor of the **Estate of Sheldon Lee Cowan**, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and seal this the 29th day of April, 2016.

My Commission expires March 3, 2020



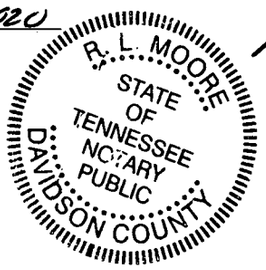
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, personally appeared Cathryne Harper, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Executrix of the **Estate of Sheldon Lee Cowan**, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and seal this the 29th day of April, 2016.

My Commission expires March 3, 2020



Notary Public