Davidson County DEEDWARR
Recvd: 05/09/16 15:11 3 pgs
Fees:18.00 Taxes:1367.15
20160509-0045970

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way
Brentwood, TN 37027

CECILIA M. HENSLEY
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

State Of Tennessee
County Of Davidson

The actual consideration or value, whichever is greater, for this transfer is $369,500.00.

Affiant

Subscribed and sworn to before me, this 5th day of May, 2016.

Notary Public
My commission expires: 4/19/19

02-1604-49847

Address of New Owner:	Send Tax Bills to:	Tax Information:
Matthew J. Giannetti	Wells Fargo Bank, N.A.	118-09-0-244.00
1135 Clifton Lane	2701 Wells Fargo Way	
Nashville TN 37204	Minneapolis, MN 55467	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Cowan Properties - Tennessee, a Tennessee limited liability company**, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Matthew J. Giannetti, an unmarried man**, hereinafter called the Grantees, their successors 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. 2A, on the Plan of Zone Lot Division of Lots 2, 3, 4, 5, 7, Granclift, of record in Book 6200, Page 83, as amended in Book 6250, Page 305, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Cowan Properties of Tennessee, LLC, a Tennessee limited liability company by deed from Megan S.. Connelly and husband, Nathan R. Connelly, dated August 12, 2011, recorded August 15, 2011, of record in Instrument No. 20110815-0062509, Register's Office for Davidson County, Tennessee. Scrivener's Affidavit to correct grantee's name to reflect as Cowan Properties - Tennessee, LLC, of record in Instrument No. 20110819-0064155, said Register's Office.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 1135 Clifton Lane, Nashville, TN 37204.

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, successors and assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 this 3rd day of May, 2016.

Cowan Properties - Tennessee, LLC

By: David Matthew Cowan
Its: Authorized Representative

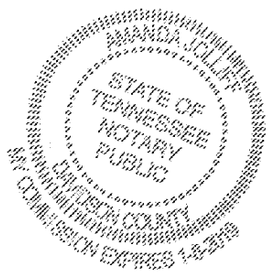
STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **David Matthew Cowan**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the **Authorized Representative** of **Cowan Properties - Tennessee, LLC**, the within named bargainor, and that he/she is authorized by **Cowan Properties - Tennessee, LLC**, to execute this instrument on its behalf.

Witness my hand in Brentwood, TN, this 3rd day of May, 2016.

Notary Public
State of Tennessee at Large

My Commission expires: 1-8-2019



True Copy Certification

I, KEVIN HEFFELMAN, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

CECILIA M. HENSLEY
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, CECILIA M. HENSLEY, a notary public for this county and state, KEVIN HEFFELMAN, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 4/9/2019