BILL GARRETT, Davidson County
Trans:T20160045369 DEEDWARR
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Fees:13.00 Taxes:573.50
20160531-0054161

PREPARED BY: ~~RETURNED TO~~
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD TN 37027

JASON A. COWAN et ux

TO: WARRANTY DEED

JAMES EDWARDS et ux

THIS WARRANTY DEED OF REALTY, executed as of the 27th day of May, 2016, by Grantor, **JASON A. COWAN and C. MARLENE COWAN, husband and wife**, to Grantee, **JAMES EDWARDS and DENISE EDWARDS, husband and wife**, Witnesseth:

That Grantors, for a valuable consideration, receipt whereof is acknowledged, have this day bargained and sold and do hereby transfer and convey unto Grantees, to have and to hold to them, as tenants by the entireties, and to their heirs and assigns forever, in fee simple, certain realty situated in Davidson County, Tennessee, and bounded and described as follows:

> Land in Davidson County, Tennessee being Lot No. 244, Section One, on the plan of Edge-O-Lake Estates, Section One, of record in Plat Book 3600, page 43, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Jason A. Cowan and wife, C. Marlene Cowan, by Warranty Deed from Michael A. Cheplick and wife, Rebecca L. Cheplick, executed March 24, 1998, and filed for record on March 25, 1998, in Book 10853, Page 965, Register's Office for Davidson County, Tennessee.

That Grantors (1) covenant that they are lawfully seized and possessed of and have a perfect right to convey such realty and that it is unencumbered except for (a) 2016 taxes which are prorated and Grantees assumes; and (b) building setback lines, utility and drainage easements and all other matters as shown by plat of record in Plat Book 3600, Page 43, Register's Office for Davidson County, Tennessee; (2) will forever warrant and defend the title unto Grantees and to their heirs and assigns against all lawful claims; subject, however, to restrictive covenants of record in Book 3679, Page 279, in the Register's Office for Davidson County, Tennessee; and (3) will give possession of said property with deed.

IN WITNESS WHEREOF, Grantors have executed this deed as of the date written first herein.

JASON A. COWAN
Grantor

C. MARLENE COWAN
Grantor

STATE OF TENNESSEE :
:
COUNTY OF ROBERTSON :

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Jason A. Cowan and C. Marlene Cowan, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 27th day of May, 2016.

My Commission Expires:
9/26/2017

ROBERTSON COUNTY
CHRISTINA M. BARTEE
STATE OF TENNESSEE NOTARY PUBLIC

Notary Public

Property Owners Name and Mailing Address:

James Edwards
Denise Edwards
2716 Priest Lake Dr.
Nashville, TN, 37217

Person or Entity Responsible for Payment of Property Taxes:

SAME/OWNER

Property Address:
2716 Priest Lake Dr.
Nashville, TN, 37217

Map and Parcel No.
150-010-014.00

STATE OF TENNESSEE
ROBERTSON COUNTY
I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $155,000.00 which amount equal to or greater than the amount which the property transferred would command at a fair voluntary sale

Affiant

Subscribed and sworn to before me this the 27th day of May, 2016.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 3/24/2019

ROBIN S. EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

This instrument prepared by:
Christina M. Bartee
BATSON NOLAN, PLC
105 Fifth Avenue West, Suite 201
Springfield, Tennessee 37172