THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **221,000.00**. Affiant
Prepared by: Record and Return to: Chapman & Rosenthal Title, Inc. 1620 Westgate Circle, Suite 150 Brentwood, TN 37027	SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF JUNE, 2016. Notary Public MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jacob B. Handy & Emily G. Bills	New Owner	MAP 141-06-0A
7712 Poplar Ridge Drive		PARCEL 030.00-CO
Nashville, TN 37221-2370		
(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, **Theresa Agius-Cowden and Johnny R. Cowden, wife and husband**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jacob B. Handy, an unmarried man, and Emily G. Bills, an unmarried woman, as joint tenants with right of survivorship**

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. 83 on the Plan of Revised Section One, Poplar Ridge of record in Plat Book 7900, Page 150, and revised in Book 7900, Page 206, and corrected in Book 8292, Page 973, 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 Theresa Agius by deed recorded as Instrument 20060501-0049775, said Register's Office. Also being the same property conveyed to Theresa Agius-Cowden and Johnny R. Cowden, wife and husband, by Quitclaim deed from Theresa Agius aka Theresa Agius-Cowden of record as Instrument No. 20111121-0090794, Register's Office for Davidson County, Tennessee, dated November 14, 2011 and recorded on November 21, 2011. The said Quitclaim Deed was defective in that it failed to adequately describe the property being conveyed; both parties to that Quitclaim are the Grantors herein and both join in on this conveyance to convey the real property vested in Theresa Agius under the 2006 conveyance.

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 IMPROVED property known as **7712 Poplar Ridge Drive; Nashville, TN 37221-2370.**

BILL GARRETT, Davidson County
Trans:T20160054017 DEEDWARR
Recvd: 06/24/16 11:24 2 pgs
Fees:13.00 Taxes:817.70
20160624-0064607

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 our hands this the 22nd day of June, 2016.

Johnny R. Cowden by JW attorney-in-fact
Johnny R. Cowden by James Waechter, Attorney-in-Fact

Theresa Agius-Cowden by JW attorney-in-fact
Theresa Agius-Cowden by James Waechter, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **James Waechter** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **Theresa Agius-Cowden and Johnny R. Cowden**, as their Attorney in Fact, as the free act and deed of the within named **Theresa Agius-Cowden and Johnny R. Cowden**.

Witness my hand and official seal this the 22nd day of June, 2016.

My Commission expires 9-11-17

Amy Dieterle
Notary Public

