This Instrument Was Prepared By:
Jack F. King, Jr.
Butler Snow LLP
150 3rd Avenue South, Suite 1600
Nashville, TN 37201

BILL GARRETT, Davidson County
Trans:T20160054204 DEEDWARR
Recvd: 06/24/16 14:36 3 pgs
Fees:18.00 Taxes:1850.00
20160624-0064842

Address New Owner(s):	Send Tax Bills to	Tax Information:
Leland J. Cowan Nan J. Cowan 5203 Shenandoah Court Nashville, TN 37220	New Owners	Map: 145-15-A Parcels: 018.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, ROBERT E. COWAN, JR., an unmarried man ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to LELAND J. COWAN and wife, NAN J. COWAN, ("Grantees"), their heirs and assigns, all those tracts or parcels of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved land located at 5203 Shenandoah Court, Nashville, Tennessee 37220.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

AND Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for taxes for 2016, a lien not yet due and payable, and all matters of record in said Register's Office. Grantor further covenants and binds himself, his heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of June, 2016.

Robert E. Cowan Jr.
Robert E. Cowan, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, JACK F. KING JR., a Notary Public in and for said County and state, duly commissioned and qualified, ROBERT E. COWAN, JR, 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 he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this 24th day of June, 2016.

Notary Public
My commission expires: March 3, 2020

JACK F. KING JR.
STATE OF TENNESSEE NOTARY PUBLIC
MY COMM. EXP. MARCH 3, 2020
COUNTY OF DAVIDSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $500,000.00.

Leland J. Cowan – Affiant

Subscribed and sworn to before me,
this 24th day of June, 2016.

Notary Public
My Commission Expires: March 3, 2020

JACK F. KING JR.
STATE OF TENNESSEE NOTARY PUBLIC
MY COMM. EXP. MARCH 3, 2020
COUNTY OF DAVIDSON

PROPERTY DESCRIPTION

Being Unit No. 8B of Stratford Place Residential Condominiums, as described in the Master Deed Establishing Horizontal Property Regime of Stratford Place Residential Condominiums, of record in Book 6472, page 47, in the Register's Office for Davidson County, Tennessee, being a horizontal property regime, together with all rights, interests and appurtenances thereto, including but not limited to the undivided interest in the common elements thereof, as set out in the aforesaid Master Deed of record in Book 6472, page 47, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robert E. Cowan, Jr. and wife, Ella H. Cowan by deed from STM Stratford Place Partners of record in Book 6603, page 351, and re-recorded in Book 6626, page 257, Register's Office for Davidson County, Tennessee, with the said Ella H. Cowan having predeceased her husband.