BILL GARRETT, Davidson County
Trans:T20160057766 DEEDWARR
Recvd: 07/07/16 09:38 2 pgs
Fees:13.00 Taxes:3291.15
20160707-0069443

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $889,500.00.

Affiant

Subscribed and sworn to before me, this 1st day of July, 2016.

Notary Public
My commission expires: 3/26/19

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC

02-1606-49947

Address of New Owner:	Send Tax Bills to:	Tax Information:
Gerald R. Pankow 711 Lynnbrook Road Nashville TN 37215	New Owner	117-1-74

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, **Mary Lucile Cowan**, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Gerald R. Pankow and Jenny Pankow**, husband and wife, 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 the southerly 40 feet of Lot No. 2 and northerly 40 feet of Lot 3 of Block "J", on the Plan of W. M. Cantrells Subdivision, of record in Book 332, Page 85, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to David M. Cowan and wife, Mary Cowan by deed from Nicholas E. Sieveking, married, dated June 29, 2006, recorded June 30, 2006, of record in Instrument No. 20060630-0078628, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Mary Lucile Cowan a/k/a Mary Cowan by Quitclaim Deed from David M. Cowan, dated July 3, 2008, recorded July 8, 2008, of record in Instrument No. 20080708-0069960, Register's Office for Davidson County, Tennessee.

David M. Cowan, husband of Mary Lucile Cowan, joins in the execution of this instrument to convey

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 711 Lynnbrook Road, Nashville, TN 37215.

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. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our 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.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

WITNESS my hand this 1st day of July, 2016.

Mary Lucile Cowan

David M. Cowan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Mary Lucile Cowan and David M. Cowan**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 1st day of July, 2016.

Notary Public
State of Tennessee at Large

My Commission expires: 6/22/20

REX A. CHAMBERLAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY