BILL GARRETT, Davidson County
Trans:T20160064080 DEEDWARR
Recvd: 07/26/16 09:58 3 pgs
Fees:18.00 Taxes:925.00
20160726-0076676

**THIS INSTRUMENT PREPARED BY:**
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M16-1847

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Corey Daniel Cowgill<br>Jessica Cowgill<br>4807 Hall Court<br>Nashville, TN 37211 | InterLinc Mortgage Services, LLC<br>10613 West Sam Houston Pkwy, N.<br>Suite 200<br>Houston, TX 77064 | 147-1-31.00 |

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $250,000.00

Affiant

Subscribed and sworn to before me, this the 20th day of July, 2016.

Notary Public

My Commission Expires: 3/20/2019
(Affix Seal)

APRIL D. WIDEMAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We **Willem Nobrega,** nka Willem Van Rooyen hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Corey Daniel Cowgill and Jessica Cowgill, husband and wife,** 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. 443 on the plan of Caldwell Hall, Section 6, as shown by plat of record in Plat Book 2900, page 148, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Willem Nobrega by Quitclaim Deed from T. J. Nobrega, dated March 2, 2015, recorded March 17, 2015, of record in Instrument No. 20150317-0022710, Register's Office for Davidson County, Tennessee, and further, being the same property conveyed to Willem Nobrega, unmarried and T. J. Nobrega, unmarried, as tenants in common with right of survivorship, dated May 25, 2012, recorded May 31, 2012, of record in Instrument No. 20120531-0047247, as corrected in Instrument No. 20120716-0062183, said Register's Office.

This is ☒ Improved OR ☐ Unimproved property located at: **4807 Hall Court, Nashville, TN 37211**

The subject property is neither the principal residence of Grantor nor his spouse or any dependent.

This conveyance is made subject to (1) Property taxes for the year 2016, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTOR paying their prorated share thereof to GRANTEE who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

This instrument is executed on behalf of Willem Nobrega, nka Willem Van Rooyen, by Christopher M. Corriveau pursuant to a Power of Attorney executed by William Nobrega nka Willem Van Rooiyen on July 5, 2016, of record in Instrument No. 20160726-0076675, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to the instrument and incorporated herein by reference.

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. Whenever used, the singular number 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 19 day of **July, 2016.**

**GRANTOR(S)**
Willem Van Rooyen fka Willem Norbrega
by C.M.C., his attorney-in-fact
Willem Van Rooyen fka Willam Norbrega, by
Christopher M. Corriveau, his attorney-in-fact

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, a Notary Public in and for said County and State, the within named **Christopher M. Corriveau** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Willem Nobrega nka Willem Van Rooyen,** as Attorney-in-Fact, as the free Act and Deed of the said Principal(s).

Witness my hand and official seal on this the **19th** day of **July, 2016.**

Deborah Bissell
Notary Public
My Commission Expires:
4-28-19

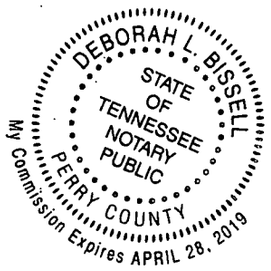


EXHIBIT "A"
**To**
**Warranty Deed**

**FROM: Willem Nobrega**

**TO: Corey D. Cowgill and Jessica Cowgill, husband and wife**

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

## AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney-in-Fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power-of-Attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated*, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

**Christopher M. Corriveau, Affiant**

Sworn to and subscribed before me this 19 day of July, 2016.

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
PERRY COUNTY
My Commission Expires APRIL 28, 2019

Notary Public
My Commission Expires:
4-28-19