BILL GARRETT, Davidson County
Trans:T20160087344 DEEDWARR
Recvd: 10/04/16 14:57 2 pgs
Fees:13.00 Taxes:3219.00
20161004-0104796

This Instrument Prepared By:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Chris A Cowley
2719 Eastland Ave
Nashville, Tennessee 37206

SEND TAX BILL TO:
Owner

MORTGAGEE
First Tennessee Bank
300 Court Ave 3rd Fl
Memphis, Tennessee 38103

MAP 083
GROUP 14 0
PARCEL 137.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **LorChris, Inc, a Tennessee Corporation,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Cowley Properties LLC., a Tennessee limited liability company,** hereinafter called the "GRANTEE", its successors and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot(s) 48, on Block "A", of record in Plat Book 161, page 102, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to LORCHRIS, INC., by deed of record as Instrument No. 20080915-0094125, said Register's Office.

This conveyance is made subject to the following:

1) 2016 taxes and subsequent years.
2) Matters shown on the Plan of record in Plat Book 161, page 102, said Register's Office.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as 1701Fatherland St, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Cowley Properties LLC., a Tennessee limited liability company, Cowley Properties LLC., a Tennessee limited liability company and Tonya M Lewis, its successors and assigns, forever, and, GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 28th day of September, 2016.

LorChris, Inc

By: Christian Paro, as President

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Christian Paro, as President** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **President** of **LorChris, Inc**, the within named bargainor, a corporation, and that he as such authorized officer, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the corporation as such authorized officer.

WITNESS my hand and official seal at office this 28th day of September, 2016.

NOTARY PUBLIC
My Commission Expires: February 25, 2019

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $870,000.00.

AFFIANT

Subscribed and sworn to before me on this 28th day of September, 2016.

NOTARY PUBLIC
My Commission Expires: February 25, 2019

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY