THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 160874**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $398,600.00. Affiant Subscribed and sworn to before me, this 20th day of October, 2016. Notary Public My Commission Expires: 11/5/18

MEREDITH MALLOY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 5, 2018

WARRANTY DEED

Address New Owner: Calvin M. Taylor, Jr. and Margaret A. Taylor 816 ONSLOW WAY Nashville TN 37221-4649	Send Tax Bills To: LANDMARK COMMUNITY BANK 1015 W. POPLAR AVENUE COLLIERVILLE, TN 38017	Tax Information: Tax Parcel ID No. 141-15-0D-192.00 CO

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, **Leland J. Cowan and wife, Nan J. Cowan** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Calvin M. Taylor, Jr. and Margaret A. Taylor, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 192, PHASE 3-D, "SHEFFIELD" ON THE HARPETH, as shown on plat of record in Plat Book 7900, Page 712, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Leland J. Cowan and wife, Nan J. Cowan by Warranty Deed from Billy Joe Fisher, Jr. and wife, Diana Marie Fisher, recorded on the 23rd day of November, 2005 in Instrument No. 20051123-0141579, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE 3-D, "SHEFFIELD" ON THE HARPETH, as recorded in Plat Book 7900, Page(s) 710 and Plat Book 7900, Page 712, Boundary Plat recorded in Plat Book 6900, Page 9 and Plat Book 6900,Page 395.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 6925, Page 900, Book 7145, Page 954 and Book 9313, Page 806.

Terms and provisions of by-Laws recorded in Book 7145, Page 964 and Book 8146, Page 463.

Charter of Sheffield on the Harpeth Homeowners Association recorded in Book 6939, Page 983.

BILL GARRETT, Davidson County
Trans:T20160093356 DEEDWARR
Recvd: 10/21/16 16:03 2 pgs
Fees:13.00 Taxes:1474.82
20161021-0111779

Easement for Landscaping, recorded in Instrument No. 20070816-0097979, amended at Instrument No. 20071120-0136002 (if applicable).

Easement for Grant of Transmission Line, recorded in Book 4136, Page 525.

Easement for Right-of-way, recorded in Book 4279, Page 731.

Easement for Water Line, recorded in Book 5738, Page 829.

Unanimous Consent of Directors of Sheffield on the Harpeth Homeowners Association, Inc. recorded in Book 8276, Page 238.

This is improved property located at 816 ONSLOW WAY Nashville TN 37221-4649.

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

And Grantor covenants that it 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 current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 20th day of October, 2016.

Leland J. Cowan

Nan J. Cowan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Leland J. Cowan and Nan J. Cowan, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of October, 2016.

Notary Public

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

My Commission Expires: _____