THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Avenue - Suite 540
Nashville, Tennessee 37203

BILL GARRETT, Davidson County
Trans:T20160096924 DEEDWARR
Recvd: 11/02/16 11:10 2 pgs
Fees:13.00 Taxes:2812.00
20161102-0115836

AMY DIETERLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 760,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF OCTOBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 9-11-17

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edward T. Hardy and Kim S. Hardy	NEW OWNER	
855 Glendale Lane		13206002100
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Robert E. Gowan, Sole Trustee of the Robert E. Gowan Revocable Trust and Robert E. Gowan, Sole Trustee of the Amy Adams Gowan Revocable Trust,**

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Edward T. Hardy and wife, Kim S. Hardy,**

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:

Certain tract or parcel of Land in Davidson County, Tennessee, being more particularly described as follows:

Being Lot No. 5 on the Map of Orr Manor, not of record, and described according to survey made by T. R. Sanford, Surveyor, on August 14, 1951, as follows:

Beginning at a point in the Southerly margin of Glendale Lane, at the common corner of Lots Nos 4 and 5 thence Southeasterly with the line between said Lots Nos. 4 and 5, 382.8 feet to the common corner of Lots Nos. 4, 5, 10 and 11; thence with the line between Lots Nos. 5 and 10, Easterly 107 feet to the common comer of Lots Nos. 5 and 6; thence with the line between Lots Nos. 5 and 6, Northerly 413.8 feet to the Southerly margin of Glendale Lane; thence with the Southerly margin of Glendale, Lane, Westerly 150 feet to the beginning.

Being the same property conveyed to Robert E. Gowan and Amy Adams Gowan, Trustees of the Robert E. Gowan Revocable Trust and a 50% undivided interest unto Robert E. Gowan and Amy Adams Gowan, Trustees of the Amy Adams Gowan Revocable Trust by Quitclaim deed from Robert E. Gowan and Amy Adams Gowan, married of record in Instrument No. 20120402-0027444 Register's Office for Davidson County, Tennessee, dated January 31, 2012 and recorded on April 02, 2012.

Amy Adams Gowan, also known as Amy Elizabeth Adams Gowan, died August 15, 2012 leaving Robert E. Gowan as Sole Trustee of the Amy Adams Gowan Revocable Trust and Robert E. Gowan as Sole Trustee of the Robert E. Gowan Revocable Living Trust.

Robert E. Gowan and Robert Ernest Gowan are one and the same person.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **855 Glendale Lane, Nashville, TN 37204.**

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. 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 Grantor's hand this the 28th day of October, 2016.

Robert E. Gowan, Trustee

Robert E. Gowan, Trustee of the Robert E. Gowan Revocable Trust

Robert E. Gowan, TRUSTEE

Robert E. Gowan, Trustee of the Amy Adams Gowan Revocable Trust

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Robert E. Gowan, Sole Trustee of the Robert E. Gowan Revocable Trust**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 28th day of October, 2016.

My Commission expires: March 3, 2020

Notary Public

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Robert E. Gowan, Sole Trustee of the Amy Adams Gowan Revocable Trust**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 28th day of October, 2016.

My Commission expires: March 3, 2020

Notary Public

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE