6

WARRANTY DEED



State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $279,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF DECEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 11/5/18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Gil Ray Cowles and Mary Cowles	Franklin Bank & Trust Company	156050A01700CO
(NAME)	(NAME)	
920 Silkwood Circle	317 North Main Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Franklin, KY 42135	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Donna Adlington, unmarried,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Gil Ray Cowles and Mary T. Cowles, 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 Unit No. 17 on the Plan of Harpeth Village PUD, Section 2, Phase 2, as depicted on Exhibit A of the Declaration of Covenants; Conditions and Restrictions for Harpeth Village, of record in Instrument No. 20090121-0005246, and further described in the Addendum to Declaration of Covenants, Conditions and Restrictions for Harpeth Village P.U.D. of record in Instrument No. 20090123-0006190, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Donna Adlington, unmarried by deed dated December 7, 2015 from Danco Development, Inc. D/B/A Franklin Heritage Homes, a Tennessee corporation of record in Instrument No. 20151209-0123911, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Danco Development Inc., d/b/a Franklin Heritage Homes by deed from Biltmore Development, LLC of record in Instrument No. 20150407-0030346, Register's Office for Davidson County, Tennessee, dated April 2, 2015 and recorded April 7, 2015,

Being a portion of the same property conveyed to Biltmore Development, LLC by Special Warranty Deed from Kimco Barday Harpeth, LP., a Tennessee limited partnership, of record in Instrument No. 20070424-0048960, Register's Office for Davidson County, Tennessee, dated April 19, 2007 and recorded on April 24, 2007.

unimproved ☐

This is improved ☑ property, known as 920 Silkwood Circle, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

BILL GARRETT, Davidson County
Trans:T20170002014 DEEDWARR
Recvd: 01/09/17 12:17 2 pgs
Fees:13.00 Taxes:1035.63
20170109-0002284

Witness my/our hands this 16 day of December, 2016.

X Donna Adlington
Donna Adlington

State of Wisconsin
County of Milwaukee

On this 16th day of December, 2016, before me, a Notary Public, within and for the State and County aforesaid, personally appeared **Donna Adlinton**, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that she executed the within instrument for the purposes therein contained as her free act and deed.

Witness my hand and official seal this 16th day of December, 2016.

Brian Rogga
Notary Public

My Commission ~~Expires~~: No Expiration

File No.: 16-Cowles

BRIAN ROGGA
Notary Public, State of Wisconsin