This document prepared by (~~and after recording return to~~):	
Name:	**William Davis, Attorney, P.C.**
Address:	**219 Ward Circle, Ste 6**
City, State, Zip:	**Brentwood, TN, 37027**
Phone:	**615-369-0039**
File Number:	**WWD-3191**

BILL GARRETT, Davidson County
Trans:T20170022135 DEEDWARR
Recvd: 03/15/17 12:09 2 pgs
Fees:13.00 Taxes:906.50
20170315-0025387

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Thomas D Cowan and his wife, Lyndell F. Cowan,** hereinafter referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **Oscar A. Gomez and Citlaly J. Gomez, husband and wife**, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 625 on the Plan of Revised Phase III, Kensington of Priest Lake, as shown on plat of record in Plat Book 6900, page 236, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Thomas D. Cowan and his wife, Lyndell F. Cowan by Warranty Deed from Phillips Builders, Inc., dated 04/20/1989 and filed for record on 04/24/1989 in Book 7822, page 995, Register's Office for Davidson County, Tennessee.

This is improved property also known as 4112 Philhall Parkway, Antioch, Tennessee, 37013.

Tax Parcel Identification Number: 15004012700

THIS CONVEYANCE IS SUBJECT to all encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor's hand this the 13th day of March, 2017.

Thomas D. Cowan by Lyndell F. Cowan, Attorney-in-Fact

Thomas D. Cowan by Lyndell F. Cowan, Attorney in Fact

Lyndell F. Cowan

This instrument is executed by authority of the Durable Power of Attorney of record in Instrument Number 20170315-0025386, Register's Office for 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, Thomas D. Cowan by Lyndell F. Cowan as Attorney in Fact and Lyndell F. Cowan, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 13th day of March, 2017.

NOTARY PUBLIC

(SEAL)

KAREN C. ASPL... NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission Expires: 7/8/19

STATE OF TENNESSEE
COUNTY OF Williamson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$245,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me this 14th day of March, 2017.

Affiant

NOTARY PUBLIC

(SEAL)

LISA S. GEOGHEGAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My commission expires: 9/20/2017

Grantee(s) Name, Address:	Send Tax Statement To:
Oscar A. Gomez, et ux	Gold Star Mortgage Financial Group
4112 Philhall Parkway	100 Phoenix Drive #300
Antioch, TN 37013	Ann Arbor, MI 48108

Mail to:
Vanderpool and Pearman
256 Seaboard Lane G-104
Franklin, TN 37067
(615) 771-9800