RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN178896

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170041155 DEEDWARR
Recvd: 05/15/17 12:57 2 pgs
Fees:13.00 Taxes:517.63
20170515-0047956

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of April, 2017.

NOTARY PUBLIC

My commission expires: 1-8-19

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 1-8-19

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cook Land Development 2200 Lakeshore Dr. Old Hickory, TN 37138	Cook Land Development	075 05 0 070.00

FOR AND IN CONSIDERATION of the sum of One Hundred Thirty Nine Thousand Nine Hundred and 00/100 Dollars ($139,900.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **KENNETH W. COWAN, AN UNMARRIED MAN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **COOK LAND DEVELOPMENT**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson county, Tennessee, being Lot No. 869, on the Plan of Hermitage Hills, Section 8, as shown on plat of record in Plat Book 3600, page 24, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Kenneth W. Cowan and Denise M. Cowan, husband and wife, by Quitclaim Deed from Kenneth W. Cowan, dated 11/27/2002, recorded 12/10/2002, of record in Instrument #20021210-0152329; previously conveyed to Kenneth W. Cowan in Book 11513, page 535, in the Register's Office for Davidson County, Tennessee. The said Denise M. Cowan having since died on 12/18/2011.

The address of the herein described property is believed to be 168 Bonnafield Drive, Hermitage , TN 37076, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that he is lawfully seized and possessed of said real estate; that he have a good right to convey the same; and that it is unencumbered except by lien of the 2017 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 28th day of April, 2017.

KENNETH W. COWAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Kenneth W. Cowan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 28th day of April, 2017.

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 1-8-19

Notary Public

Benton Smith
Printed Notary Name

My commission expires: 1-8-19