30093-8

Box 14

Bill Garrett Davidson County
Batch# 6954 DEEDWARR
10/03/2017 09:25:53 AM 2 pgs
Fees: $13.00 Taxes: $2,405.00

20171003-0101030

State of Tennessee
County of Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00
Kathy Gordon
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF September, 2017.
Anna Agee
Notary Public
MY COMMISSION EXPIRES: 5-8-18

ANNA AGEE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

This instrument prepared by:
Freedom Title Services, LLC, 109 Hazel Path, Suite 2, Hendersonville, TN 37075

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: | MAP/PARCEL |
|---|---|---|
| Cleveland D. Bain | Pinnacle Bank | 116-12-0-F/006.00 |
| (NAME) 6 Wyndham Place | (NAME) 150 3rd Avenue S, Ste 900 | |
| (ADDRESS) Nashville, TN 37215 | (ADDRESS) Nashville, TN 37201 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

# WARRANTY DEED

FOR AND IN 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 ACKNOWLEGED, WE, ASHLEY COWDEN DI SCALA, EXECUTOR OF THE ESTATE OF ROBERT W. COWDEN, HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CLEVELAND D. BAIN AND MEGAN ROSS BAIN, HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

**LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 6 ON THE PLAN OF WYNDHAM CHASE, OF RECORD IN PLAT BOOK 6900, PAGE 101, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A COMPLETE AND ACCURATE DESCRIPTION THEREOF.**

Being the same property conveyed to Robert W. Cowden, unmarried, by Deed dated May 15, 2001 from Ann D. Clements, unmarried, of record in Instrument No. 20010531-0056553, Register's Office for Davidson County, Tennessee. The said Robert W. Cowden having died on March 20, 2017, the Last Will and Testament having been entered in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket # 17P-508. Pursuant to the Last Will and Testament, the real property is specified to be administered by the Personal Representative as part of the probate estate and as such the Personal Representative, acting alone, has the power and authority to sell and convey the property

**This is improved property, known as 6 WYNDHAM PLACE, NASHVILLE, TN 37215**

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness our hands this 28th day of September, 2017.

ESTATE OF ROBERT W. COWDEN

BY ASHLEY COWDEN DI SCALA, EXECUTOR

STATE OF Arizona

COUNTY OF Maricopa

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Ashley Cowden Di Scala, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Executor of Estate of Robert W. Cowden, the within named bargainor, and with full authority so to do on behalf of the Estate, executed the foregoing instrument for the purpose therein contained.

DONE at offices in Gilbert, Arizona, on this the 28 day of September, 2017.

Tatiana Laibinis

NOTARY PUBLIC

My commission expires: 02/25/2019

NOTARY PUBLIC
STATE OF ARIZONA
Maricopa County
TATIANA LAIBINIS
My Commission Expires February 25, 2019