# WARRANTY DEED

Bill Garrett Davidson County
Batch# 72999 DEEDWARR
03/26/2018 10:44:30 AM 2 pgs
Fees: $13.00 Taxes: $943.50

20180326-0028062

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 23 DAY OF March, 2018

Notary Public

MY COMMISSION EXPIRES: 11/5/2018

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Judd Cowan | First Bank | |
| (NAME) | (NAME) | |
| 7432 Harrow Dr. | 318 Seaboard Ln., Suite 205 | 142-02-0- 083.00 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37221 | Franklin, TN 37067 | |
| (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, WE, **ARCHIE E. PRINCE III, MARRIED AND DEBORAH WADE, MARRIED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JUDD COWAN, UNMARRIED MAN,** 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:

**Being Lot No. 122 on the Plan of Cross Timbers, Section 3, of record in Book 4175, Page 21, Register's Office for Davidson County, Tennessee.**

**Said Lot fronts 85 feet on the Northerly side of Harrow Drive and runs back between parallel lines, 150 feet to a dead line in the rear measuring 85 feet thereon.**

**Being the same property conveyed by Warranty Deed from James E. Riney and wife, Marietta R. Riney to Charles R. Knight and wife, Bonnye L. Knight, as recorded on the 11th day of July, 1977 in Deed Book 5169, Page 392, in the Register's Office of Davidson County, Tennessee. Charles R. Knight died on March 29, 1990 leaving Bonnye L. Knight as sole surviving Tenant by the Entirety. Bonnye L. Knight died intestate on January 9, 2018. Archie E. Prince, III and Deborah Wade are the sole surviving Heirs at Law pursuant to Affidavit of Heirship of record in Instrument No. 20180326-0028061, said Register's Office. See also Probate Docket No. 18P152, in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division.**

**This was never the principal place of residence for the Grantors.**

**This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.**

unimproved
This is improved x property, known as 7432 Harrow Dr., 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.

Witness my hand this 23 day of March, 20 18

ARCHIE E. PRINCE III

DEBORAH WADE

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 Archie E. Prince III and Deborah Wade, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 23 day of March, 20 18.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR 8, 2021

Notary Public