This Instrument Prepared by: AND RETURN TO:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Dameion Michael Cowans, Sr.
Brittany Montez Washington
4253 Rachel Donelson Pass
Hermitage, TN 37076

SEND TAX BILL TO:
Synovus Mortgage Corp
800 Shades Creek Pkwy
Birmingham, AL 35209

Bill Garrett Davidson County
Batch# 133706 **DEEDWARR**
08/27/2018 11:18:49 AM 2 pgs
Fees: $13.00 Taxes: $1,156.25
20180827-0084615

MAP/PARCEL 075-11-0A-109.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Robin Ruth Dickerson, unmarried, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Dameion Michael Cowans, Sr., unmarried and Brittany Montez Washington, unmarried, as joint tenants with right of survivorship, hereafter called the GRANTEES,** their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 119 on the Plan of First Revision, Phase Four-A, Heritage Meadows of record in Plat at Instrument No. 20020123-0009310, 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 Robin Ruth Dickerson, unmarried by Warranty deed from Frank Batson Homes Inc. of record in Instrument No. 20020802-0093070 Register's Office for Davidson County, Tennessee, dated July 29, 2002 and recorded on August 02, 2002.

This is improved property known as: **4253 Rachel Donelson Pass, Hermitage, Tennessee 37076**

THIS CONVEYANCE is made subject to all taxes, taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTOR does covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTOR, does further covenant and bind themselves, their 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.

Possession to be given 20th day of August, 2018.

WITNESS MY HAND on this the 17 day of August, 2018

Robin Ruth Dickerson

STATE OF TENNESSEE
COUNTY OF Sevier

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Robin Ruth Dickerson,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 17th day of August, 2018.

NOTARY PUBLIC

LORI D. MAPLES STATE OF TENNESSEE NOTARY PUBLIC SEVIER COUNTY

My Commission Expires: 11/27/21

STATE OF TENNESSEE
COUNTY OF WILSON

The actual value or consideration, whichever is greater, for this transfer is $312,500.00.

AFFIANT

Subscribed and sworn to before me this the 20th day of August, 2018.

NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 10-07-19

File No: 180582