Name and Address of New Owner:
James C. Cowan III
3234 Lagrange Drive
Nashville, TN 37218

Send Tax Bills To:
James C. Cowan III
3234 Lagrange Drive
Nashville, TN 37218

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 08008018000

Karen Johnson Davidson County
Batch# 245840 DEEDWARR
06/20/2019 08:08:34 AM 2 pgs
Fees: $13.00 Taxes: $610.50
20190620-0059287

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Elliot Melinchamp, Jr., a married person**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **James C. Cowan III, unmarried,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Real estate located in Davidson County, Tennessee, described as follows:

Being Lot No. 153 on the Plan of Section Three, Bordeaux, as of record in Plat Book 3600, Page 34, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Elliot Melinchamp, Jr., a married person by Special Warranty Deed from Deutsche Bank National Trust Company as Trustee for the holders of GSAMP Trust 2004-AR1, Mortgage Pass-Through Certificates, Series 2004-AR1 dated August 8th 2007 and recorded August 28th 2007 in Instrument No. 20070828-0103000, Register's Office of Davidson County, Tennessee.

This property has never been the marital residence of Elliott Melinchamp, Jr., and as such is not subject to any homestead, dower or other marital interests as contemplated by T.C.A. 26-2-301 or other similar statute.

This conveyance is subject to the current year's property taxes which have been prorated, 2019 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: BR-19-3234

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 14th day of June, 2019.

Elliot Melinchamp, Jr. (SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of June, 2019, before me personally appeared Elliot Melinchamp, Jr., to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 14th day of June, 2019.

Notary Signature
My commission expires: 11.8.21

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires Nov 8, 2021

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$165,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Sworn to and subscribed before me this
14th day of June, 2019.

Notary Public
My commission expires: 7/6/20
File No. 19-340