This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-19-4138

Karen Johnson Davidson County
Batch# 253227 DEEDWARR
07/05/2019 03:21:30 PM 4 pgs
Fees: $23.00 Taxes: $74.00
20190705-0065972

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $20,000.00

Affiant

J. ANDREW WILEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me, this the 5th day of July, 2019

Notary Public
My Commission Expires: NOV 0 8 2021

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Paul Kowert 1224 Kirkland Ave, Nashville, TN 37216	New Owner	05314001200 05314001000 05314000900 05314000800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **William A. Howard a/k/a William Alan Howard**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Paul Kowert**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Parcel A:

Being Lot 19-A of Nawakwa Hills Subdivision, unrecorded, being situated in the Ninth (9th) Council District of Davidson County, Tennessee, being that property conveyed to William A. Howard as recorded in Instrument 00005266-0000354 in the Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a 5/8-inch rebar set in the north right-of-way of Pawnee Trail, undeveloped, said point being located South 07 degrees 20 minutes 15 seconds East, a distance of 293.88 feet from the westernmost corner of Diana Bachour, Instrument 20090618-0056600, said point being the southwest corner of Lot 18-A and the southeast corner of the property described herein; thence leaving Lot 18-A and running with said right-of-way North 50 degrees 13 minutes 29 seconds West, a distance of 50.00 feet to a 5/8-inch rebar set, being the southeast corner of Lot 20-A and the southwest corner of the property described herein; thence leaving said right-of-way and running with the east line of Lot 20-A North 39 degrees 28 minutes 12 seconds East, passing a 5/8-inch rebar at 190.00 feet for a total distance of 200.00 feet to a point at the bluff line in the south line of Diana Bachour, said point being the northeast corner of Lot 20-A and the northwest corner of the property described herein; thence leaving Lot 20-A and running with the south line of Bachour South 50 degrees 13 minutes 29 seconds East, a distance of 50.00 feet to a point, being the northwest corner of Lot 18-A and the northeast corner of the property described herein; thence leaving Bachour and running with the west line of Lot 18-A passing a 5/8-inch rebar at 10.00 feet for a total distance of 200.00 feet to the point of beginning and containing 0.23 Acres, more or less, as surveyed by Ronald G. Taylor, Tennessee Registered Land Surveyor Number 2123, of L.I. Smith and Associates, 475 Metroplex Drive, Suite 212, Nashville, Tennessee, on May 30, 2019. Bearings are based upon the Tennessee State Plane Coordinate System, NAD 83.

Being the same property conveyed to William A. Howard by Deed from Charles U. Coggin, Jr., and wife, Edith A. Coggin and Robert M. Coggin and wife, Geraldine B. Coggin of record in Book 5266, page 354, Register's Office for Davidson County, Tennessee, dated March 27, 1978 and recorded on March 28, 1978.

Parcel B:

Being Lot 21-A of Nawakwa Hills Subdivision, unrecorded, being situated in the Ninth (9th) Council District of Davidson County, Tennessee, being a portion of that property conveyed to William A. Howard as recorded in Instrument 00005126-0000072 in the Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a 5/8-inch rebar set in the north right-of-way of Pawnee Trail, undeveloped, said point being located South 09 degrees 48 minutes 25 seconds West, a distance of 230.86 feet from the westernmost corner of Diana Bachour, Instrument 20090618-0056600, said point being the southwest corner of Lot 20-A and the southeast corner of the property described herein; thence leaving Lot 20-A and running with said right-of-way North 50 degrees 13 minutes 29 seconds West, a distance of 50.00 feet to a 5/8-inch rebar set, being the southeast corner of Lot 22-A and the southwest corner of the property described herein; thence leaving said right-of-way and running with the east line of Lot 22-A North 39 degrees 28 minutes 12 seconds East, passing a 5/8-inch rebar at 190.00 feet for a total distance of 200.00 feet to a point at the bluff line in the south line of Diana Bachour, said point being the northeast corner of Lot 22-A and the northwest corner of the property described herein; thence leaving Lot 22-A and running with the south line of Bachour South 50 degrees 13 minutes 29 seconds East, a distance of 50.00 feet to a point, being the northwest corner of Lot 20-A and the northeast corner of the property described herein; thence leaving Bachour and running with the west line of Lot 20-A passing a 5/8-inch rebar at 10.00 feet for a total distance of 200.00 feet to the point of beginning and containing 0.23 Acres, more or less, as surveyed by Ronald G. Taylor, Tennessee Registered Land Surveyor Number 2123, of L.I. Smith and Associates, 475 Metroplex Drive, Suite 212, Nashville, Tennessee, on May 30, 2019. Bearings are based upon the Tennessee State Plane Coordinate System, NAD 83.

ALSO:

Being Lot 22-A of Nawakwa Hills Subdivision, unrecorded, being situated in the Ninth (9th) Council District of Davidson County, Tennessee, being a portion of that property conveyed to William A. Howard as recorded in Instrument 00005126-0000072 in the Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a 5/8-inch rebar set in the north right-of-way of Pawnee Trail, undeveloped, said point being located South 21 degrees 41 minutes 16 seconds West, a distance of 210.40 feet from the westernmost corner of Diana Bachour, Instrument 20090618-0056600, said point being the southwest corner of Lot 21-A and the southeast corner of the property described herein; thence leaving Lot 21-A and running with said right-of-way North 50 degrees 13 minutes 29 seconds West, a distance of 50.00 feet to a 5/8-inch rebar set, being the southeast corner of Lot 23-A and the southwest corner of the property described herein; thence leaving said right-of-way and running with the east line of Lot 23-A North 39 degrees 28 minutes 12 seconds East, for a distance of 200.00 feet to a 1-inch pipe found at the bluff line in the south line of Diana Bachour, said point being the northeast corner of Lot 23-A and the northwest corner of the property described herein; thence leaving Lot 23-A and running with the south line of Bachour South 50 degrees 13 minutes 29 seconds East, a distance of 50.00 feet to a point, being the northwest corner of Lot 21-A and the northeast corner of the property described herein; thence leaving Bachour and running with the west line of Lot 21-A passing a 5/8-inch rebar at 10.00 feet for a total distance of 200.00 feet to the point of beginning and containing 0.23 Acres, more or less, as surveyed by Ronald G. Taylor, Tennessee Registered Land Surveyor Number 2123, of L.I. Smith and Associates, 475 Metroplex Drive, Suite 212, Nashville, Tennessee, on May 30, 2019. Bearings are based upon the Tennessee State Plane Coordinate System, NAD 83.

ALSO:

Being Lot 23-A of Nawakwa Hills Subdivision, unrecorded, being situated in the Ninth (9th) Council District of Davidson County, Tennessee, being a portion of that property conveyed to William A. Howard as recorded in Instrument 00005126-0000072 in the Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a 5/8-inch rebar set in the north right-of-way of Pawnee Trail, undeveloped, said point being located South 35 degrees 23 minutes 40 seconds West, a distance of 200.58 feet from the westernmost corner of Diana Bachour, Instrument 20090618-0056600, said point being the southwest corner of Lot 22-A and the southeast corner of the property described herein; thence leaving Lot 22-A and running with said right-of-way North 50 degrees 13 minutes 29 seconds West, a distance of 100.73 feet to a 5/8-inch rebar set in the east line of Mohab Khamis, Instrument 20170809-0081606, being the

northwest corner of said right-of-way and the southwest corner of the property described herein; thence leaving said right-of-way and running with the east line of Khamis North 62 degrees 53 minutes 57 seconds East, for a distance of 217.47 feet to a 3/4-inch rebar found at the bluff line, being the southwest corner of Bachour, said point being the northeast corner of Khamis and the northwest corner of the property described herein; thence leaving Khamis and running with the south line of Bachour South 50 degrees 13 minutes 29 seconds East, a distance of 14.26 feet to a 1-inch pipe found, being the northwest corner of Lot 22-A and the northeast corner of the property described herein; thence leaving Bachour and running with the west line of Lot 22-A for a distance of 200.00 feet to the point of beginning and containing 0.23 Acres, more or less, as surveyed by Ronald G. Taylor, Tennessee Registered Land Surveyor Number 2123, of L.I. Smith and Associates, 475 Metroplex Drive, Suite 212, Nashville, Tennessee, on May 30, 2019. Bearings are based upon the Tennessee State Plane Coordinate System, NAD 83.

Being the same property conveyed to William Alan Howard by Quitclaim deed from Juanita P. Burton of record in Book 5126, page 72, Register's Office for Davidson County, Tennessee, dated February 10, 1977 and recorded on March 21, 1977.

This is unimproved property located at: **Pawnee Trail, Madison, TN 37115.**

This conveyance is made subject to 1) Property taxes for the year 2019 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5th day of July, 2019.

GRANTOR:

William A. Howard

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared William A. Howard, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 5th day of July, 2019.

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: NOV 0 8 2021

201907050065972

True Copy Certification

I, Christopher M. Corriveau, do hereby make oath that I am a licensed attorney and /or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

