**THIS INSTRUMENT PREPARED BY:**
**Chapman & Rosenthal Title, Inc.**
**2002 Richard Jones Rd, Ste 203A**
**Nashville, TN 37215**

**CRT File No. 190621225**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is: $386,000.00.

Affiant

Subscribed and sworn to before me, this 19th day of July, 2019.

Notary Public
My Commission Expires: _____

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

Karen Johnson Davidson County
Batch# 260493 DEEDWARR
07/23/2019 08:38:55 AM 2 pgs
Fees: $13.00 Taxes: $1,428.20

20190723-0071895

## WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Matthew Steven Kemp and Natalie Rose Kemp<br>5716 Vine Ridge Drive<br>Nashville TN 37205 | New Owner | Tax Parcel ID No.<br>103-10-0-056.00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Leland J. Cowan, individually and as Executor of the Estate of Robert Ellison Cowan, Jr. and Amelia Kate Cowan Wilson** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Matthew Steven Kemp and Natalie Rose Kemp, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 70A, as shown on the map entitled Section 4, Brookside Courts, Addition No. 4 , of record in Plat Book 2083, page 59, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to ROBERT E. COWAN, JR. and wife, ELLA J. COWAN , by deed from JACQUELINE EVE COOKE (NOW COLLINS) ETVIR OVID COLLINS , of record in Book 7004, page 39, dated October 7, 1986, said Register's Office.

ROBERT E. COWAN, JR. and wife, ELLA J. COWAN conveyed their interest to ROBERT ELLISON COWAN, III, by quitclaim deed of recordin Instrument No. 20000204-0011875, dated January 21, 2000, said Register's Office.

ROBERT ELLISON COWAN, III, died intestate on or about November 7, 2007. Upon his death, the subject property passed to his parents ROBERT E. COWAN JR. and ELLA J. COWAN, as evidenced by Affidavit of Heirship of record in Instrument No. 20809100092679, said Register's Office.

ELLA J. COWAN died on or about July 30, 2009. Her interest in the subject property passed to her heirs at law, as evidenced by Affidavit of Heirship of record as Instrument No. 20190723-0071892 and Instrument No. 20190723-0071893, said Register's Office.

ROBERT E. COWAN JR. died on or about August 27, 2018. His Will, being filed in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, under Docket No. 18P1635. Said Will directs that his interest in the subject property be administered as part of the Estate, subject to the control of the Executor, LELAND J. COWAN.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 103-10-0-056.00.

Matters shown on the Plan of record in Plat Book 2083, page 59, said Register's Office.

This is improved property located at 5716 Vine Ridge Drive Nashville TN 37205

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 19th day of July, 2019.

Leland J. Cowan

Amelia Kate Cowan by Leland Cowan her Attorney-in-Fact

Amelia Kate Cowan Wilson by Leland J. Cowan, her Attorney-in-Fact

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Leland J. Cowan, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of July, 2019.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 09, 2022

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Leland J. Cowan, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that he is the Executor of the Estate of Robert Ellison Cowan, Jr., the maker or the constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 19th day of July, 2019.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 09, 2022

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Leland J. Cowan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Amelia Kate Cowan Wilson and that he is authorized by Amelia Kate Cowan Wilson to execute this instrument on her behalf.

Witness my hand, at office, this 19th day of July, 2019.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 09, 2022