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

CRT File No. 191023027

Karen Johnson Davidson County
Batch# 311155 **DEEDWARR**
11/05/2019 09:38:30 AM 2 pgs
Fees: $13.00 Taxes: $6,845.00

20191105-0114065

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,850,000.00.

Affiant

Subscribed and sworn to before me, this 1st day of November, 2019.

Notary Public
My Commission Expires: _____

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Keri Jamison Cowles and Kevin Harold Cowles 3608 Colewood Drive Nashville TN 37215	New Owner	Tax Parcel ID No. 130 04 0 115.00

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, **Arthur W. Smith and Allison S. Smith, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Keri Jamison Cowles and Kevin Harold Cowles, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Lot 2, of the FINAL PLAT OF LOT 32 ON THE PLAN OF SNEED ESTATES 34th Council District, Nashville, Davidson County, Tennessee, dated July 12, 2013, as shown on plat of record in Instrument No. 20140421-0032951, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Arthur W. Smith and wife, Allison S. Smith, by Warranty Deed from Vintage South, LLC, a Tennessee Limited Liability Company, of record at Instrument No. 20150511-0042834, in the Register's Office of Davidson County, Tennessee, dated May 01, 2015 and record May 11, 2015.

Being the same property conveyed to Vintage South, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Paul Dean Miller, married, of record at Instrument No. 20140717-0063359, in the Register's Office of Davidson County, Tennessee, dated June 27, 2014 and recorded on July 17, 2014. Also, see Affidavit of Scrivener's Error filed at Instrument No. 20160201-0009665, in the Register's Office of Davidson County, Tennessee.

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.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of of the FINAL PLAT OF LOT 32 ON THE PLAN OF SNEED ESTATES 34th Council District, Nashville, Davidson County, Tennessee, dated July 12, 2013, as recorded in Instrument No. 20140421-0032951..

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SNEED ESTATES, as recorded in Plat Book 2133, Page(s) 10 and 11, as amended in Book 2097, Page 93.

This is improved property located at 3608 Colewood Drive Nashville TN 37215

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 31st day of October, 2019.

Arthur W. Smith by [illegible] POA
Arthur W. Smith
By: Stewart G. Austin, Attorney in Fact

Allison S. Smith by [illegible] POA
Allison S. Smith
By: Stewart G. Austin, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Shelby

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Stewart G. Austin, 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 Arthur W. Smith and Allison S. Smith and that he is authorized by Arthur W. Smith and Allison S. Smith to execute this instrument on their behalf.

WITNESS my hand, at office, this 31st day of October, 2019.

Leslie Hause
Notary Public

LESLIE HAUSE
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Commission Expires 12-07-2020