WARRANTY DEED

Karen Johnson Davidson County
Batch# 317697 DEEDWARR
11/20/2019 09:19:12 AM 2 pgs
Fees: $13.00 Taxes: $952.34

20191120-0119737

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

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $257,389.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF NOVEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell and Barrett
Stewart Title Company Tennessee Division, 121 First Ave S, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Eli Tice	Eli Tice	13614015000
(NAME)	(NAME)	
612 Butler Circle	612 Butler Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Nashville, TN 37217	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, We **Patrick Cowden and Kathryn Cowden, husband and wife**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Eli Tice, unmarried,** hereinafter called the GRANTEE(S), his assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 107 on the Plan of Revised Castlegate, Section 2-A, of record in Plat Book 5200, Page 10, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property

The said Kathryn Trickey having since married and now known as Kathryn Cowden.

Being the same property conveyed to 1 Public Homes LLC, a Tennessee limited liability company by Warranty Deed from Brad Smotherman, dated 11/17/2017, and Recorded 11/22/2017, of record in Deed Instrument 201711220119775, and Scrivener's Affidavit recorded as Instrument No. 201802200016042, Register's Office for Davidson County, Tennessee. Said property being the same property previously conveyed to Kathryn Trickey, an unmarried woman and Patrick Cowden, an unmarried man, tenants in common with rights of survivorship by Warranty Deed from 1 Public Homes, LLC, a Tennessee limited liability company, dated 03/13/2018, and Recorded 03/15/2018 of record in Deed Instrument 201803150024454, Register's Office for Davidson County, Tennessee.

Subject To (1) All matters shown on the plat of record in Plat Book 5200, Page 10, (2) Covenants, conditions, easements and restrictions recorded in Book 4649, Page 295, (3) Easement including terms and conditions thereof as recorded in Book 5300, Page 906. (4) Rights of others under the terms and conditions contained in the Miscellaneous of record in Book 4868, Page 701, and Book 5351, Page 356, and Book 5366, Page 446, Register's Office for Davidson County, Tennessee

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 612 Butler Circle, Nashville, TN 37217

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Effective the 15th day of November, 2019.

Patrick Cowden

Kathryn Cowden

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Patrick Cowden and Kathryn Cowden, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 15th day of November, 2019.

Notary Public:
My Commission Expires: 2/15/2021

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122