Karen Johnson Davidson County
Batch# 375611 DEEDWARR
03/20/2020 03:48:30 PM 3 pgs
Fees: $18.00 Taxes: $1,576.20
20200320-0031062

WARRANTY DEED

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

COWLES-H20067

STATE OF Tennessee
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $426,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 19th DAY OF March, 2020.

(Affix Seal) Notary Public

My Commission Expires: 12/15/21

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Robert E. Cowles, II, an unmarried man	MEW OWNER	082.16-0-242.00
706 Fatherland Street		
Nashville, TN 37206		

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 consideration, the receipt of which is hereby acknowledged, I/we, DON GOBEN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto ROBERT E. COWLES, II , AN UNMARRIED MAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

That certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 64, J.S. Williams Addition to Edgefield, as shown on plat of record in Plat Book 21, Page 45, 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 Don Goben by deed of record from Daniel W. Frey and Adrianne M. Frey, husband and wife, as joint tenants with right of survivorship, recorded on 10/3/2019, as Instrument #20191003-0101198, in the Register's Office for Davidson County, Tennessee.

Previously conveyed to Daniel W. Frey and Adrianne M. Frey, husband and wife by quitclaim deed from Daniel W. Frey and Adrianne M. Frey, formerly known as Adrianne M. Hayden, recorded in Inst. #201408140073365; and previously to Daniel W. Frey, an unmarried man, and Adrianne M. Hayden, an unmarried woman by warranty deed from Matthew V. Pruitt, unmarried recorded in Inst. #201103220022226.

( ) unimproved
This is (X) Improved property known as 706 Fatherland Street, Nashville, Tennessee 37206 .

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, their heirs and 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.

Witness my/our hand(s) this 19th day of March, 2020 :

Don Goben

STATE OF FL

COUNTY OF [illegible]

Personally appeared before me Diane Braveman, a Notary Public in and for said County and State, the within named DON GOBEN, the bargainor(s), 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. Witness my hand and official seal at Encore Bank, this 18th day of March, 2020.

Notary Public

My Commission Expires: 3/26/21

DIANE BRAVEMAN
MY COMMISSION # GG 086824
EXPIRES: March 26 2021
Bonded Thru Notary Public Underwriters

True Copy Certification

I, Jennifer Pennell, 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.

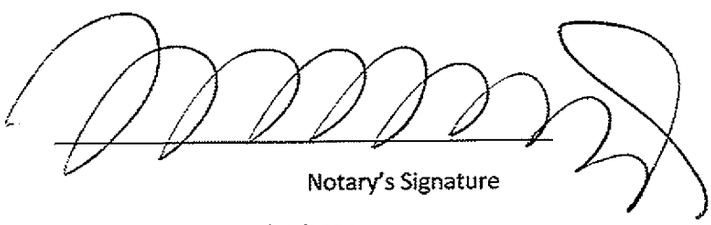


Signature

State of Tennessee

County of Dickson

Personally appeared before me, **Frances Wymonett Rose,** a notary public for this county and state, **Jennifer Pennell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature

My Commission Expires: 2/22/2022

