& Notary

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027
P20-10751-BW

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **850,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF May 2020.

Notary Public

MY COMMISSION EXPIRES: 3-28-22

(AFFIX SEAL)

KIM MURRAY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 399201 DEEDWARR
05/12/2020 11:37:49 AM 2 pgs
Fees: $13.00 Taxes: $3,145.00

20200512-0049121

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary Lucile Cowan		
4417 Harding Place	New Owner	130-06-0-053.00
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Henry Merritt Sherwood, unmarried and Henry Merritt Sherwood, Jr. and James C. Ward, III, Co-Trustees of the Louise Hodges Sherwood Testamentary Trusts**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mary Lucile Cowan**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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. 13 on the Plan of Plat of a Subdivision of Block C, Bele Meade Plan No. 2 of record in Plat Book 421, Page 58, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of said lot fronts 61 feet on the Southerly side of Harding Place and runs back Southwardly between lines, 282 feet, 9 inches, more or less, on the Westwardly line and 284 feet, more or less, on the Easterly line, to the rear line of Lot no. 14, on which it measures 61 feet.

Being the same property conveyed to Henry Merritt Sherwood and wife, Louise Hodges Sherwood by Warranty deed from Louise Hodges Ward and James C. Ward, Jr. of record in Book 4925, page 445, Register's Office for Davidson County, Tennessee, dated June 20, 1975 and recorded on June 23, 1975.

Being the same property conveyed to Henry Merritt Sherwood and Louise Hodges Ward Sherwood, as tenants-in-common with no right of survivorship, by Quitclaim deed from Henry Merritt Sherwood and wife, Louise Hodges Ward Sherwood of record in Book 11739, page 75, Register's Office for Davidson County, Tennessee, dated October 27, 1999 and recorded on November 10, 1999. The said Louise Hodges Ward Sherwood having died on or about September 18, 2014 and her Will was admitted to Probate in Davidson County, Tennessee with Docket No. 14P1838.

Henry Merritt Sherwood and Henry Merritt Sherwood, Jr., are one and the same person.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED
(X) [illegible] 4417 Harding Place Nashville

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. 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 our hands this the 7 day of May, 2020.

Henry Merritt Sherwood
by Ward, III, Attorney-In-Fact
Henry Merritt Sherwood
By James C. Ward, III, Attorney-in-Fact

Louise Hodges Sherwood Testamentary Trusts

By: Henry Merritt Sherwood, Jr. Co-Trustee
by Ward, III, Agent and Attorney-In-Fact
Henry Merritt Sherwood, Jr., Co-Trustee
by James C. Ward, III, Agent and Attorney-in-Fact

By: Ward III Co-Trustee
James C. Ward, III, Co-Trustee

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 **James C. Ward, III** 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 on behalf of **Henry Merritt Sherwood**, as his Attorney in Fact, as the free act and deed of the within named **Henry Merritt Sherwood**.

Witness my hand and official seal this the 7 day of May, 2020.

My Commission expires 11/3/2020

Notary Public

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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 **James C. Ward, III** 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 on behalf of **Henry Merritt Sherwood, Jr., Co-Trustee of the Louise Hodges Sherwood Testamentary Trusts**, as his Agent and Attorney in Fact, as the free act and deed of the within named **Henry Merritt Sherwood, Jr., Co-Trustee**.

Witness my hand and official seal this the 7 day of May, 2020.

My Commission expires 11/3/2020

Notary Public

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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 **James C. Ward, III, Co-Trustee of the Louise Hodges Sherwood Testamentary Trusts**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 7 day of May, 2020.

My Commission expires: 11/3/2020

Notary Public

SAMUEL F. ANDERSON STATE OF TENNESSEE