WARRANTY DEED

Karen Johnson Davidson County
Batch# 413661 DEEDWARR
06/12/2020 08:01:36 AM 2 pgs
Fees: $13.00 Taxes: $1,178.45

20200612-0060169

G-P-20-7008

BRIANA GAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-08-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $318,500.00.

Lauren Ewing
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF JUNE, 2020.

Briana Gage
Notary Public

MY COMMISSION EXPIRES: 1/8/24
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Eugenia Nix Tapley and Robert Walker Fain	**CapStar Bank**	
(NAME)	(NAME)	**141-07-0B-133.00-CO**
7008 Somerset Farms Circle	**2002 Richard Jones Road, Suite A300**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	**Nashville, TN 37215**	
(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 consideration, the receipt of which is hereby acknowledged, **DAVID E. COWAN AND WIFE, SUSAN L. GRAY- COWAN, AS TENANTS BY THE ENTIRETY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **EUGENIA NIX TAPLEY, A MARRIED WOMAN, AND ROBERT WALKER FAIN, A MARRIED MAN AS TENANTS IN COMMON WITH THE RIGHTS OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, 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 No. 126 on the Plan of Somerset Farms, Section 4, Phase 3 of record in Plat Book 9700, Page 460, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to David E. Cowan and Susan L. Gray, both unmarried by Warranty deed from Somerset Farms, a Tennessee Joint Venture of record in Book 10796, page 164, Register's Office for Davidson County, Tennessee, dated February 13, 1998 and recorded on February 17, 1998.

Being the same property conveyed to Betty Buckner, Trustee by Quitclaim Deed from David E. Cowan and Susan L. Gray n/k/a Susan L. Gray Cowan of record in Book 11114, page 861, Register's Office for Davidson County, Tennessee, dated September 15, 1998 and recorded on September 16, 1998 and within the same deed the said Betty Buckner, Trustee conveyed his interest in the subject property to David E. Cowan and wife, Susan L. Gray Cowan, as tenants by the entirety.

This conveyance is subject to:
- Taxes for the year 2020, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 9700, Page 460, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record as Instrument Number 20001204-0118884, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 8556, Page 11, Book 9383, page 526, Book 9662, page 869 , Book 10190, page 182, Book 10410, Page 89 and Book 11433, page 936, Register's Office for Davidson County, Tennessee.
- HOA Charter of record in Book 7382, Page 225, Book 7820, pages 605 & 608, Book 8235, page 521, and Book 8584, page 20,, in the Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 8556, Page 25, in the Register's Office for Davidson County, Tennessee.
- Permanent Easement Agreement of record in Book 11154, Page 161, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7008 Somerset Farms Circle, Nashville, Tennessee 37221**.

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), their heirs and 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), 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 the 5th DAY OF JUNE, 2020.

David E. Cowan by Ana Estefania Antun attorney in fact
David E. Cowan by Ana Estefania Antun,
Attorney in Fact

Susan L. Gray-Cowan by Ana Estefania Antun attorney in fact
Susan L. Gray- Cowan by Ana Estafania Antun, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Ana Estefania Antun, as ATTORNEY IN FACT for

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID E. COWAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th of June, 2020.

Notary Public
My Commission Expires: 5/3/21
(SEAL)

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Ana Estefania Antun, as ATTORNEY IN FACT for

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SUSAN L. GRAY- COWAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th of June, 2020.

Notary Public
My Commission Expires: 5/3/21
(SEAL)

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

RETURN TO:
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Nashville, TN 37212