THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 200728606** Karen Johnson Davidson County Batch# 455196 DEEDWARR 08/12/2020 11:17:26 AM 2 pgs Fees: $13.00 Taxes: $3,219.00 20200812-0089888	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $870,000.00. Affiant Subscribed and sworn to before me, this 11th day of August, 2020. Notary Public My Commission Expires:

TARA JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

WARRANTY DEED

Address New Owner: Brittany Michelle Parmley 903 Montrose Avenue Nashville TN 37204	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 118-01-0-322.00

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, **Kevin H. Cowles and Keri J. Cowles, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Brittany Michelle Parmley and Paul Parmley, wife and husband** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the Westerly 50 feet front and the 50.6 feet rear of Lot No. 153, on the Plan of Montrose Place, as shown on plat of record in Plat Book 57, page 93, in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 153 fronts 50 feet on the Southerly side of Montrose Avenue and runs back between lines, 102.7 feet on the Easterly line and 110.5 feet on the Westerly line to an alley on which it measures 50.6 feet.

Being the same property conveyed to Kevin H. Cowles and Keri J. Cowles, husband and wife by Warranty deed from John Bass and Felicia Bass (formerly known as Felicia Woods), husband and wife of record in Instrument No. 20070517-0059292 Register's Office for Davidson County, Tennessee, dated May 15, 2007 and recorded on May 17, 2007.

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.

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 57, Page 93, Register's Office for Davidson County, Tennessee.

This is improved property located at 903 Montrose Avenue Nashville TN 37204

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, Grantors have executed this instrument on this 11th day of August, 2020.

Kevin H. Cowles

Keri J. Cowles

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kevin H. Cowles and Keri J. Cowles, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of August, 2020.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 13, 2022