WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF DECEMBER, 2021.

Notary Public

LINDSAY D BLAKELY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-02-2024

MY COMMISSION EXPIRES:

O-FSBO-21-2758

Karen Johnson Davidson County
Batch# 788718 DEEDWARR
01/12/2022 12:55:16 PM 2 pgs
Fees: $13.00 Taxes: $592.00

20220112-0004375

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)
Christopher A Cowley and Tonya M Lewis	New Owner	
(NAME)	(NAME)	
2719 Eastland Ave		**011-00-0-022.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, **MICHAEL H. CAMMON, A MARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHRISTOPHER A COWLEY AND TONYA M LEWIS, HUSBAND AND WIFE ,** 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 the 10th Civil District of Davidson County, Tennessee, described as follows:

Beginning at a point at the Southwest corner of the James T. Greer land in Isaac L. Martin Jr.'s line; running thence South with said Martin's line 64 poles to a stake; thence Easterly along the line of the property known as the Bailey tract, 62 1/2 poles to a stake; thence Northerly with Bailey's and Pilkinston's line, 64 poles to a stake in James T. Greer's line; thence westerly with Greer's line 64 poles to the beginning, containing 25 acres, more or less.

Included in the above description but expressly excluded therefrom is 3.03 acres conveyed to Glenn S. Glasgow and wife, Dana Joyce Glasgow by Warranty Deed of record in Book 4903, Page 730, Register's Office for said County.

Less and except a parcel of property in the 11th Councilmanic District of Davidson county, Tennessee (Metro Tax Map Reference, Map 11, Parcel 10 TAODCT) and being all that Property on the North side of Greer Road, more accurately described according to a survey by Tommy E. Walker dated December 15, 1994 as follows: Beginning at an existing iron pin in the Northerly margin of Greer Road, said pin bieng the most Westerly corner of the herin described Tract and being a common corner to Danny M. Pursley in (DB 6863, Pg 925 RODCT); thence with said Pursley N 11 degrees 49' 32" E, 98.89: to an existing iron pin; thence now leaving said Pursley S 89" 03" 52" E. 209.27' to a fence post; thence S 67" 51' 36"E, 247.78 to the point of beginning containing 0.233 acres more or less. Being the same property conveyed in the Deed Book 9559, Page 164 recorded in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Michael H. Cammon by Warranty Deed from Glenn S. Glasgow of record in Instrument No. 20131205-0123803 Register's Office for Davidson County, Tennessee, dated November 26, 2013 and recorded on December 05, 2013.

THIS HAS NEVER BEEN A PRIMARY OR MARITAL RESIDENCE OF GRANTOR HEREIN.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years, a lien but not yet due and payable.
- Boundary Line Agreement of record in Book 8159, Page 651, in the Register's Office for Davidson County, Tennessee.
- Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract.
- No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, or highways.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2758 Greer Road, Goodlettsville, Tennessee 37072**.

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 20 DAY OF DECEMBER, 2021.

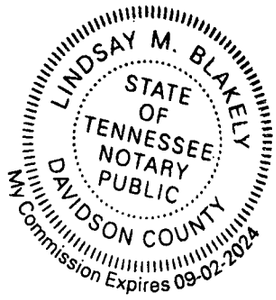
Michael H. Cammon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL H. CAMMON, 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 20th of December, 2021.

Notary Public
My Commission Expires: _____
(SEAL)



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