21-1-245

PREPARED BY:
Lender's Title & Escrow LLC
501 Corporate Centre Drive, Suite 460
Franklin, Tennessee 37067

Davidson County DEEDWARR
Recvd: 04/06/01 14:33 2pgs
Fees:11.00 Taxes:543.90

20010406-0034019

WARRANTY DEED

THIS INDENTURE is made and entered into this **9th** day of **March, 2001** by and between **STANLEY CHARLES KOZICH and ZONELLE KOZICH** , herein after referred to as GRANTOR, and **GAIUS HILL and SHERRY HILL** , herein after referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **NASHVILLE,** County of **Davidson,** State of Tennessee, more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 337, Rolling River Estates, Phase IV, as of record in Plat Book 5200, pages 184 & 185, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Stanley Charles Kozich and wife, Yvonne Louise Kozich on January 19, 1984 by deed from Shearon Rolling River and further conveyed by Quitclaim Deed from Yvonne Louise Kozich to Stanley Charles Kozich on September 28, 1994 pursuant to Divorce Decree of record in Instrument No. 200006120058466, Register's Office for Davidson County, Tennessee. Stanley Charles Kozich is now married to Zonelle Kozich, who signs this Deed to convey all of her marital rights in the property.

This is improved/unimproved property known as: 7563 ROLLING RIVER PARKWAY, NASHVILLE, TN 37221

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Stanley Charles Kozich

STANLEY CHARLES KOZICH
Signature of Seller

Zonelle Kozich

ZONELLE KOZICH
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, a Notary Public of said County and State, **STANLEY CHARLES KOZICH and ZONELLE KOZICH** , the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **9th** day of **March, 2001.**

Notary Public

My Commission Expires: [illegible] 2001

Name and Address of Property Owner:
GAIUS HILL and SHERRY HILL
7563 ROLLING RIVER PARKWAY, NASHVILLE, TN 37221

Send Tax Statements to:
Same
_____, _____

Map and parcel 141-11-)-A-024.00 CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Williamson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$147,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

M Todd Baden
Affiant

Sworn to and subscribed before me, a Notary Public, this **9th** day of **March, 2001.**

Notary Public

My Commission Expires: [illegible] 2001

RETURN TO:

Lender's Title & Escrow LLC
501 Corporate Centre Drive, Suite 460
Franklin, Tennessee 37067
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