Box 17

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/19/04 14:50 2pgs
Fees:13.00 Taxes:425.50

20041119-0139315

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF NOVEMBER, 2004.

Notary Public

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY

MY COMMISSION EXPIRES: 11/26/05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph P. Dick	Pinnacle National Bank	147-04
(NAME)	(NAME)	
3715 Faulkner Drive	211 Commerce Street #300	70.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37201	
(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, **RONALD L. MCCOSKEY AND WIFE, SHELBY JEAN MCCOSKEY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOSEPH P. DICK, A SINGLE PERSON,** 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:

Being Lot No. 107 on the Plan of Hillbrook Estates, Section III, as of record in Book 3300, Page 84, Register's Office for Davidson County, Tennessee. Said Lot No. 107 fronts 77 feet on the westerly side of Faulkner Drive, and extends back 164 feet on the northerly line and 164.8 feet on the southerly line, to a dead line in the rear on which it measures 77 feet.

Being the same property conveyed Ronald L. McCoskey and wife, Shelby Jean McCoskey, by deed from Gustav A. Batizy and wife, Julia P. Batizy, dated April 23, 1969, of record in Book 4050, page 301, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2004 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 3300, page 84, said Register's Office; and (c) restrictive covenants of record in Book 3460, page 295; Book 3974, Page 783; Book 4031, Page 160; Book 4213, Page 155; and Book 4302, Page 491, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 3715 Faulkner Drive, Nashville, TN 37211

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 5th day of November, 2004.

Ronald L. McCoskey

Shelby Jean McCoskey

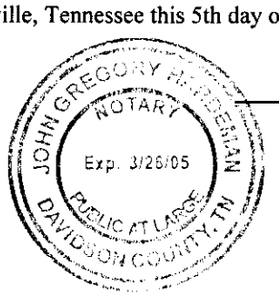
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ronald L. McCoskey and wife, Shelby Jean McCoskey, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 5th day of November, 2004.

Commission expires:



Notary Public