Davidson County DEEDWARR
Recvd: 06/02/05 10:40 2 pgs
Fees:13.00 Taxes:762.20

20050602-0062352

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $206,000.00

Affiant

Subscribed and sworn to before me, this 27th day of May, 2005.

Notary Public

My commission expires:

JEFF FARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN
My Commission Exp. Jan. 26, 2006

THIS INSTRUMENT WAS PREPARED BY
Ryan A. Rafoth
2690 Dunkeld Court
Franklin, Tennessee 37069
(615) 376-2155

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Edd Scott Haynes **Diane E. Haynes**	Wilson Bank & Trust	**161-10-0-B-170.00CO**
805 Tintern Abbott Court	PO Box 708 1623 West Main Street	
Nashville, Tennessee 37211	Lebanon TN 37088	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Jason M. Kosiba and wife, Diana M. Kosiba

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Edd Scott Haynes andwife, Diane E. Haynes

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:

Land in Davidson County, Tennessee, being Lot No. 16 as shown on a plat entitled "Final Plat, Villages of Brentwood, Phase Eleven" of record in Plat Book 9700, page 949, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jason M. Kosiba and Diana M. Kosiba, husband and wife, by Deed from NVR, Inc., a Virginia Corporation, trading as Fox Ridge Homes of record at Instrument #20010801-0081680, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2005 and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 9700, page 949, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 6143, page 11, amended in Book 6393, page 495, amended in Book 8507, page 831, Book 11526, page 579 and Instrument #20000606-0056066, Register's Office for Davidson County, Tennessee.

HOA Charter of record at Instrument #20000606-0056067, Register's Office for Davidson County, Tennessee.

Conveyance of Open Space of record at Instrument #20001214-0122894, Register's Office for Davidson County, Tennessee.
Easement for Agreement and Dedication for Water Mains and Appurtenances of record in Book 8197, page 338, Register's Office for Davidson County, Tennessee.

Easement for Storm Water Detention Agreement of record in Book 11078, page 919, Register's Office for Davidson County, Tennessee.

The aforegoing is subject to encumbrance of an ingress/egress from Village Way across the deeded property to the adjacent Church property built is such width and character as to be acceptable to the Metropolitan Government as a public road as stated in Book 11076, page 537, Book 11076, page 661, and Book 11526, page 579, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Subject to the flow of any streams on and across subject property.

This is improved property known as 805 Tintern Abbott Court, Nashville, Tennessee 37211.

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further convenant 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 my/our hand(s) this 27th day of May, 2005.

Jason M. Kosiba

Diana M. Kosiba

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, Jason M. Kosiba and Diana M. Kosiba, husband and wife, the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of May, 2005.

Notary Public

My Commission Expires:_____

JEFF FARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN
My Commission Exp. Jan. 26, 2006

RETURN TO:

Cumberland Title Company
76 Centerview Dr. Suite 139
Brentwood, TN 37027