Return to: First Title and Escrow Company, Inc.
File Number 24316 Box 9B

File No. 250501600

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/22/05 14:14 2 pg
Fees:13.00 Taxes:543.90

20050622-0071687

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $147,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF JUNE, 2005.

Notary Public

MY COMMISSION EXPIRES:

AFFIX SEAL

NOTARY PUBLIC AT LARGE
~~Christina M. Read~~
My Commission Expires
November 25, 2006
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kristy J. Osmunson	SunTrust Mortgage, Inc.	Map 86-14 Group B Parcel 59.00
(NAME) 3153 Lake Drive	(NAME) 201 4th Avenue N. 7th Floor	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Nashville , Tennessee 37219	
(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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Daniel Luna Venarske and Nancy Bates Venarske, Tenants by the entirety, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kristy J. Osmunson, an unmarried woman, HEREINAFTER CALLED THE GRANTEE(S), HER 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. 121 on the Plan of Fleetwood Subdivision, Section One, being a Planned Unit Development, as of record in Plat Book 6900, Page 466, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Daniel Luna Venarske and Nancy Bates Venarske, tenants by the entirety, by deed from Jon E. Warren and Keely Warren, husband and wife, executed 02/25/04 and filed for record on 02/27/04 in Instrument No. 20040227-0022323, Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Book 7171, Page 987, and Book 7171, Page 4, Register's Office of said County.

Subject to all applicable zoning ordinances; utility, sewer, drainage and other easements of record; all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; building restrictions, and other matters of public record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 3153 Lake Drive, Hermitage, TN 37076
(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 GRANTEE(S), HER 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), HER 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 17th day of June, 2005.

Daniel Luna Venarske

Nancy Bates Venarske

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Daniel Luna Venarske and Nancy Bates Venarske, Tenants by the entirety, 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 17th day June, 2005.

Commission expires:

My Commission Expires Jan. 25, 2006

Notary Public

JEFF FARRIS
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENNESSEE

File Number: 250501600

~~RETURN TO~~

Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122