Davidson County DEEDWARR
Recvd: 07/05/05 15:04 2 pgs
Fees:13.00 Taxes:610.50

20050705-0076931

Return To
Executive Title, LLC
2520 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

STATE OF Tennessee
COUNTY OF Wilson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF June, 2005.

Notary Public

MY COMMISSION EXPIRES: 09-16-07

(AFFIX SEAL)

WARRANTY DEED

ET-05-5688

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
2012 21st AVENUE SOUTH
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John M. Trentacoste	Ownit Mortgage Solutions, Inc.	
(NAME)	(NAME)	
6105 Bent Wood Drive	11700 Great Oaks Way Ste 360	164-13-0-A-9.00 CO
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Alpharetta, GA 30022	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we BRANDON C. COBIA AND JOHN A. COBIA, BOTH SINGLE, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto JOHN M. TRENTACOSTE, UNMARRIED, hereinafter called the Grantees, their heirs and assigns, that 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. 9 on the Plan of Phase Two, Treehaven, as of record at Instrument No. 200001120004272, Register's Office of Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate description thereof.

Subject to restrictions as of record in Book 1419, Page 154, Book 11430, Page 527, Book 11588, Page 484, Book 11669, Page 376, Register's Office for said County.

This conveyance is subject to any and all restrictions and easements of record, if any. Being the same property conveyed to Brandon C. Cobia and John A. Cobia, both single, joint tenants with right of survivorship, executed on October 15, 2002, of record at Instrument No. 20021017-0127682, Register's Office of Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 6105 Bent Wood Drive, Antioch, Tennessee 37013
(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 my/our hand(s) this 30th day of June, 2005.

Brandon C. Cobia

John A. Cobia

STATE OF Tennessee

COUNTY OF Wilson

Personally appeared before me, Beverly J. Heatherly, a Notary Public in and for said County and State, the within named Brandon C. Cobia and John A. Cobia, the bargainor (s), 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 and official seal at Mt. Juliet, Tennessee, this 30th day of June, 2005.

My Commission Expires: 09-16-07

Notary Public

BEVERLY J. HEATHERLY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TENN.

RETURN TO:

EXECUTIVE TITLE LLC

2520 N. Mt. Juliet Road

Mt. Juliet, TN 37122

MARY FRANCES RUDY

ATTORNEY - AT - LAW