Return to: Box 10-B
Cohen & Cohen, Attorneys

File No. 260501236

WARRANTY DEED

DEBORAH J. COHEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00.

Lee A. Cohen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF JULY, 2006.

Deborah J. Cohen
Notary Public

MY COMMISSION EXPIRES: 4-22-2007

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Castleman Title
110 Glancy Street, Suite 112
Goodlettsville, TN 37072

Davidson County DEEDWARR
Recvd: 07/17/06 10:00 4 pgs
Fees:23.00 Taxes:740.00
20060717-0085458

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Victor Consulo	SAME	054-09-0-A-012.00-CO
(NAME)	(NAME)	
3002 Lakeshore Drive		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(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, **Patrick Joseph Hosey, William Francis Hosey, Barbara Ann Hosey Joern, Sharon Marie Hosey Seckman, Margaret Colleen Hosey Geismann, Rebecca Hosey (wife of Larry Edward Hosey, deceased), Harry Alvin Hosey, Jr., Mary Ellen Hosey Champlin, Michael Perry Hosey, Wanda Catherine Hosey Baker, Charles Robert Hosey, John Thomas Hosey, Kevin Brittan Hosey and Alice Maureen Hosey-Williams; and William Francis Hosey, as Co-Trustee of the Harry A. Hosey Family Trust; William Francis Hosey, as Co-Trustee of the Alice Brittan Hosey Family Trust; William Francis Hosey, as Co-Executor of the Estate of Alice Brittan Hosey; Mary Ellen Champlin, as Co-Trustee of the Alice Brittan Hosey Family Trust; and Mary Ellen Champlin, as Co-Executor of the Estate of Alice Brittan Hosey, and Mary Ellen Champlin, as Co-Trustee of the Harry A. Hosey Family Trust**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Victor Consulo and wife, April Consulo**, HEREINAFTER CALLED THE GRANTEE(S), HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED EXHIBIT A

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 Lot 12 Lakeshore Pointe, Old Hickory, TN 37318
(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), HIS 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), HIS 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 12 day of July, 2006.

Patrick Joseph Hosey
Patrick Joseph Hosey
Mary Ellen Champlin
By: Mary Ellen Champlin, Attorney-in-Fact

Wanda C Baker AKA Wanda Catherine Hosey
Wanda C. Baker a/k/a Wanda Catherine Hosey
Mary Ellen Champlin
By: Mary Ellen Champlin, Attorney-in-Fact

Rebecca Hosey
Rebecca Hosey
Mary Ellen Champlin
By: Mary Ellen Champlin, Attorney-in-Fact

Charles R. Hosey
Charles R. Hosey
Mary Ellen Champlin
By: Mary Ellen Champlin, Attorney-in-Fact

Barbara Joern aka Barbara Ann Hosey Joern
Barbara Joern a/k/a Barbara Ann Hosey Joern
Mary Ellen Champlin
By: Mary Ellen Champlin, Attorney-in-Fact

John T. Hosey aka John Thomas Hosey
John T. Hosey a/k/a John Thomas Hosey
Mary Ellen Champlin
By: Mary Ellen Champlin, Attorney-in-Fact

Kevin B Hosey aka Kevin Brittan Hosey
Kevin B. Hosey a/k/a Kevin Brittan Hosey
Mary Ellen Champlin
By: Mary Ellen Champlin, Attorney-in-Fact

Sharon Marie
Sharon M Seckman AKA Hosey Seckman
Sharon M. Seckman a/k/a Sharon Marie Hosey Seckman
Mary Ellen Champlin
By: Mary Ellen Champlin, Attorney-in-Fact

Margaret Colleen
Hosey Geismann
Margaret C. Geismann AKA
Margaret C. Geismann a/k/a Margaret Colleen Hosey Geismann
Mary Ellen Champlin
By: Mary Ellen Champlin, Attorney-in-Fact

William F Hosey
William F. Hosey, Co-Trustee of the Harry A. Hosey Family Trust
Mary Ellen Champlin
By: Mary Ellen Champlin, Attorney-in-Fact

Harry A. Hosey AKA Harry Alvin Hosey Jr
Harry A. Hosey, Jr. a/k/a Harry Alvin Hosey, Jr.
Mary Ellen Champlin
By: Mary Ellen Champlin, Attorney-in-Fact

William Francis Hosey
William Francis Hosey, Co-Trustee of the Alice Brittan Hosey Family Trust
Mary Ellen Champlin
By: Mary Ellen Champlin, Attorney-in-Fact

Michael P. Hosey aka Michael Perry Hosey
Michael P. Hosey a/k/a Michael Perry Hosey
Mary Ellen Champlin
By: Mary Ellen Champlin, Attorney-in-Fact

William Francis Hosey
William Francis Hosey, Co-Executor of the Estate of Alice Brittan Hosey
Mary Ellen Champlin
By: Mary Ellen Champlin, Attorney-in-Fact

Alice Maureen Hosey
Alice Hosey-Williams AKA Williams
Alice Hosey-Williams a/k/a Alice Maureen Hosey-Williams
Mary Ellen Champlin
By: Mary Ellen Champlin, Attorney-in-Fact

Mary Ellen Champlin
Mary Ellen Champlin, Co-Trustee of the Harry A. Hosey Family Trust

Mary Ellen Champlin
Mary Ellen Champlin, Co-Trustee of the Alice Brittan Hosey Family Trust

William F. Hosey Individually
William F. Hosey, Individually
Mary Ellen Champlin
By: Mary Ellen, Champlin, Attorney-in-Fact

Mary Ellen Champlin
Mary Ellen Champlin, Co-Executor of the Estate of Alice Brittan Hosey, Deceased

Mary Ellen Champlin Individually
Mary Ellen Champlin, Individually

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 12 day of July, 2006, before me, the undersigned, Notary Public in and for said County and State, personally appeared the within-named Mary Ellen Champlin, individually and as Co-Executor of the Estate of Alice Brittan Hosey, Deceased, and as Co-Trustee of the Harry A. Hosey Family Trust and of the Alice B. Hosey Family Trust, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand at Goodlettsville, Tennessee, this 12 day of July, 2006.

Commission expires: 07/21/07

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12 day of July, 2006, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Mary Ellen Champlin, to me known and acknowledged herself to be the person who executed the foregoing instrument for the purposes therein contained and as further acknowledged that she is the attorney-in-fact for Patrick Joseph Hosey, Rebecca Hosey, Barbara Joern, Sharon M. Seckman, Margaret C. Geismann, Harry A. Hosey, Jr., Michael P. Hosey, Wanda C. Baker, Charles R. Hosey, John T. Hosey, Kevin B. Hosey and Alice Hosey-Williams, and acknowledged that she executed the same as the free act and deed of the said Patrick Joseph Hosey, Rebecca Hosey, Barbara Joern, Sharon M. Seckman, Margaret C. Geismann, Harry A. Hosey, Jr., Michael P. Hosey, Wanda C. Baker, and Charles R. Hosey, John T. Hosey, Kevin B. Hosey and Alice Hosey-Williams.

Witness my hand at Goodlettsville, Tennessee, this 12 day of July, 2006.

Commission expires: 07/21/07

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12 day of July, 2006, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Mary Ellen Champlin to me known and acknowledged herself to be the person who executed the foregoing instrument for the purposes therein contained and as further acknowledged that she is the attorney-in-fact for William F. Hosey, individually and as Co-Executor of the Estate of Alice Brittan Hosey, Deceased, and as Co-Trustee of the Harry A. Hosey Family Trust and of the Alice B. Hosey Family Trust, and acknowledged that she executed the same as the free act and deed of the said William F. Hosey..

Witness my hand at Goodlettsville, Tennessee, this 12 day of July, 2006.

Commission expires: 07/21/07

Notary Public

File Number: 260501236

RETURN TO:

Castleman Title
110 Glancy Street, Suite 112
Goodlettsville, TN 37072

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 12, Lakeshore Pointe and Resubdivision of Lot 1 of the Villas of Lake Meade, Phase II, as shown on plat of record in Instrument No. 200409030106917, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Patrick Jospeh Hosey, William Frances Hosey, Barbara Ann Hosey Joern, Sharon Marie Hosey Seckman, Margaret Colleen Hosey Geismann, Rebecca Hosey, harry Alvin Hosey, Jr., Mary Ellen Hosey Champlin, Michael Perry Hosey, Wanda Catherine Hosey Baker, Charles Robert Hosey, John Thomas Hosey, Kevin Brittan Hosey, Alice Maureen Hosey-Williams, William Francis Hosey and Mary Ellen Champlin as Co-Trustees of the Harry A. Hosey Family Trust, William Francis Hosey and Mary Ellen Champlin as Co-Trustees of the Alice B. Hosey Family Trust and William Francis Hosey and Mary Ellen Champlin as Co-Executors of the Estate of Alice B. Hosey by Quitclaim Deed of Correction from VAY, LLC of record in Instrument No. 20040507-0052410 and Instrument No. 20040712-0082576, Register's Office for Davidson County, Tennessee.

The said Harry A. Hosey having since died testate on August 21, 2000 in Davidson County, Tennessee, with the said Mary T. Hosey a/k/a Mary Margaret Hosey, a/k/a Mary Touhy Hosey having predeceased him. Pursuant to the Last Will and Testament of Harry A. Hosey of record in Docket # 00P-1687, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, subject property was devised to Alice Brittan Hosey, Patrick Joseph Hosey, William Francis Hosey, Barbara Ann Hosey Joern, Sharon Marie Hosey Seckman, Margaret Colleen Hosey Giesmann, Rebecca Hosey (wife of Larry Edward Hosey, Deceased), Harry Alvin Hosey, Jr., Mary Ellen Hosey Champlin, Michael Perry Hosey, Wanda Catherine Hosey Baker, Charles Robert Hosey, John Thomas Hosey, Kevin Brittan Hosey and Alice Maureen Hosey-Williams. William F. Hosey and Mary Ellen Champlin, having been appointed Co-Executors of the Estate of Harry A. Hosey, Deceased, and William F. Hosey and Mary Ellen Champlin having been appointed as Co-Trustees of the Harry A. Hosey Family Trust.

The said Alice Brittan Hosey having since died testate, on November 27, 2001, in Davidson County, Tennessee, and pursuant to the Last Will and Testament of Alice Brittan Hosey, of record in Docket #02P-323, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, subject property was devised to Patrick Joseph Hosey, William Francis Hosey, Barbara Ann Hosey Joern, Sharon Marie Hosey Seckman, Margaret Colleen Hosey Geismann, Rebecca Hosey (wife of Larry Edward Hosey, Deceased), Harry Alvin Hosey, Jr., Mary Ellen Hosey Champlin, Michael Perry Hosey, Wanda Catherine Hosey Baker, Charles Robert Hosey, John Thomas Hosey, Kevin Brittan Hosey and Alice Maureen Hosey-Williams. William Francis Hosey having been appointed Executor and Mary Ellen Champlin appointed Co-Executor of the Estate of Alice Brittan Hosey, Deceased. William Francis Hosey and Mary Ellen Champlin having been appointed as Co-Trustees of the Alice B. Hosey Family Trust.

William F. Hosey also known as William Francis Hosey.
Barbara Joern also known as Barbara Ann Hosey Joern.
Sharon M. Seckman also known as Sharon Marie Hosey Seckman.
Margaret C. Geismann also known as Margaret Colleen Hosey Geismann.
Michael P. Hosey also known as Michael Perry Hosey.
Wanda C. Baker also known as Wanda Catherine Hosey.
John T. Hosey also known as John Thomas Hosey.
Kevin B. Hosey also known as Kevin Brittan Hosey.
Alice Hosey-Williams also known as Alice Maureen Hosey-Williams.
Harry A. Hosey, Jr. also known as Harry Alvin Hosey, Jr.
Alice Brittan Hosey also known as Alice B. Hosey.
Harry A. Hosey also known as Harry Alvin Hosey.

Mary Ellen Champlin executes this instrument as Attorney-In-Fact on behalf of Patrick Joseph Hosey, pursuant to the Power of Attorney being recorded by Instrument No. 20060711-0083357, RODCT; Rebecca Hosey, pursuant to the Power of Attorney by Instrument No. 20060711-0083353, RODCT; Barbara A. Joern, pursuant to the Power of Attorney by Instrument No. 20060711-0083351 RODCT; Sharon M. Seckman, pursuant to the Power of Attorney by Instrument No. 20060711-0083347, RODCT; Margaret C. Geismann, pursuant to the Power of Attorney by Instrument No. 20060711-0083352, RODCT; Harry A. Hosey, Jr., pursuant to the Power of Attorney by Instrument No. 20060711-0083358, RODCT; Michael P. Hosey, pursuant to the Power of Attorney by Instrument No. 20060711-0083346, RODCT; Wanda C. Baker, pursuant to the Power of Attorney by Instrument No. 20060711-0083349, RODCT; Charles R. Hosey, pursuant to the Power of Attorney by Instrument No. 20060711-0083354, RODCT; John T. Hosey, pursuant to the Power of Attorney by Instrument No. 20060711-0083355, RODCT; Kevin C. Hosey, pursuant to the Power of Attorney by Instrument No. 20060711-0083348, RODCT; Alice Hosey-Williams, pursuant to the Power of Attorney by Instrument No. 20060711-0083356, RODCT; William F. Hosey, pursuant to the Power of Attorney by Instrument No. 20060711-0083350, in the Register's Office for Davidson County, Tennessee.