File No. 270100545

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $164,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JANUARY, 2007.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

ANGELA SCHMIDT NOTARY PUBLIC STATE OF TENNESSEE Exp. 9/20/08 DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 01/31/07 13:14 2 pgs
Fees:13.00 Taxes:610.13

20070131-0012893

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jesse J. Koska	Wachovia Mortgage Corporation	Map 062-02-B
(NAME) 3060 Delta Queen Drive	(NAME) P. O. Box 57664	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Jacksonville, FL 32241-7664	Pacel 178.00
(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, Linda S. Zastovnik Royer, and Husband James C. Royer, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jesse J. Koska and wife, Renee K. Koska, HEREINAFTER CALLED THE GRANTEE(S), 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. 95 on the Plan of Abbington Park, Phase One- Section Four, a Planned Unit Development, as of record in Instrument No. 20050110-0003256, 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 Linda S. Zastovnik, a single woman by deed from Beazer Homes Corp., a Tennessee corporation of record in Instrument number 20050930-0117474, Register's Office for said County. Linda S. Zastovnik has since married James C. Royer and is know known as Linda S. Zastovnik Royer.

James C. Royer joins in this conveyance to convey any and all rights he may have in this property.

Subject to all matters as set forth per Instrument number 20050110-0003256, Register's Office of said County.

Restrictive Covenants of record in Instrument numbers: 20030213-0020075; 20050201-0011849; 20010402-0031520; 20000720-0071648, Register's Office of said County. This policy insures that said covenants have not been violated to date and any future violation thereof will not result in a forfeiture or reversion of title.

By-Laws as shown of record in Instrument number 20030303-0027406, Register's Office for said County.

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 3060 Delta Queen Drive, Nashville, TN 37214

(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), THEIR 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), 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 hands this 29th day of January, 2007.

Linda S Zastovnik now Royer

Linda S. Zastovnik Royer

James C. Royer

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Linda S. Zastovnik Royer, and Husband James C. Royer the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 29th day of January, 2007.

Commission expires: 11-28-09

Tracey Trumhour

Notary Public

WILSON COUNTY TRACEY TRUMHOUR STATE OF TENNESSEE NOTARY PUBLIC

File Number: 270100545

RETURN TO:

Cumberland Title

13018 Lebanon Road, Suite 100

Mt. Juliet, TN 37122