Prepared by:
Realty Title & Escrow Company, Inc.
4721 Andrew Jackson Pkwy
Hermitage, TN 37076

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $91,500.00

Affiant

Subscribed and sworn to before me, this 12th day of July, 2007.

Notary Public
My commission expires: June 12, 2011

15-0706-151149

Address of New Owner:	Send Tax Bills to:	Tax Information
Collette Cosby 932 Strand Fleet Drive Antioch TN 37013	Collette Cosby 932 Strand Fleet Dr Antioch, TN 37013	149-02-0-B-142.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Ann Moffat, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Collette Cosby, hereinafter called the Grantees, their successors 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. 198-B, on the Plan of Zone Lot Division Lots 181 thru 186, 192, and 196 thru 202, Piccadilly Square, Phase II, of record in Book 6900, Page 14, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ann Moffat by deed from Edward D. Thornhill, unmarried, dated September 28, 1998, recorded October 8, 1998, of record in Book 11148, Page 949, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 932 Strand Fleet Drive, Antioch, TN 37013

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Davidson County DEEDWARR
Recvd: 08/21/07 15:02 2 pgs
Fees:13.00 Taxes:338.55
20070821-0100177

WITNESS my hand this 12th day of July, 2007.

Ann Moffat

Ann Moffat

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ann Moffat, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hermitage, TN, this 12th day of July, 2007.

JENNIFER WISE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee at Large

My Commission expires: 05/03/2010

Notary Seal present, but could not be reproduced.

Bill Garrett

Bill Garrett
Davidson County Register of Deeds