WARRANTY DEED

ELAINE PHELPS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY
My Commission Expires November 22, 2008

Davidson County DEEDWARR
Recvd: 08/31/07 13:51 3 pgs
Fees:18.00 Taxes:266.40
20070831-0105138

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $72,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF AUGUST, 2007.

Notary Public

MY COMMISSION EXPIRES: ~~October 24, 2010.~~ 11/22/08

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Forefront Title, LLC, 1484 Pleasant View, Woodbury, TN 37190

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jay P. Cogswell	THE BANK OF NASHVILLE	108.08-0.085.00
(NAME) 3212 Trails End Lane	(NAME) 401 CHURCH STREET	
(ADDRESS) Nashville, TN 37214	(ADDRESS) NASHVILLE, TN 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, The Bank of Nashville, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jay P. Cogswell, unmarried, HEREINAFTER CALLED THE GRANTEES, THEIR 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

unimproved ☐

This is improved ☒ property, known as 3212 Trails End Lane, 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 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 hand this 31st day of August, 2007.

The Bank of Nashville

By: _____
Ashley Griffith, Special Assets Officer

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, Ashley Griffith, with whom I am personally acquainted or proved to me on the basic of satisfactory evidence, and who upon oath acknowledged herself to be the Special Assets Officer of The Bank of Nashville, a Tennessee banking corporation, the within named bargainor, and that she, as such Special Assets Officer, being duly authorized so to do, executed the within instrument for the purposes therein contained by signing the name of The Bank of Nashville by herself as such Special Assets Officer.

Witness my hand and official seal at Smyrna, Tennessee this 31st day of August, 2007.

My Commission expires: October 24, 2010

EILEEN SMITH STATE OF TENNESSEE NOTARY PUBLIC CANNON COUNTY

_____
Eileen Smith Notary Public

EXHIBIT A

Lying and being in Davidson County, State of Tennessee, and being all of Lot No. 243-A, as shown on the Plan of Zone lot Division of Lots 241, 242, and 243, Section 2, Larchwood, as of record in Plat Book 5800, page 195, which amends Plat Book 5200, page 208,Register's Office for Davidson County, Tennessee.

Being the same property conveyed to The Bank of Nashville by Substitute Trustee's Deed dated 2/6/07 of record in Instrument No. 20070206-0015722, Register's Office for Davidson County, Tennessee.

I, Catherine H. Gwyn, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Catherine H. Gwyn who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 11/22/08

Notary's Seal

