File No. 280300233

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/18/08 12:53 2 pgs
Fees:13.00 Taxes:703.00
20080418-0039541

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF APRIL, 2008.

Notary Public

MY COMMISSION EXPIRES: November 22, 2008.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
1517 Hunt Club Blvd., Suite 100
Gallatin, TN 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeremy D. Cottrell	Suntrust Mortgage, Inc.	142-14-108.00
(NAME)	(NAME)	
736 Myhr Drive	1001 Semmes Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Richmond, VA 23224	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, **Raymond Kinslow and wife, Kathy Kinslow**, hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto **Jeremy D. Cottrell and wife, Kimberly S. Cottrell**, 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:

Land in Davidson County, Tennessee, being Lot No. 338 on the Plan of Section 3, Harpeth Valley Park of record in Plan Book 4175, page 15, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Raymond Kinslow and wife, Peggy Kinslow by Warranty Deed dated June 24, 1994 from Edgar B. Davie and wife, Kathleen M. Davie as recorded in Book 9392, Page 263, Register's Office for Davidson County, Tennessee.
The said Peggy Kinslow died on February 17, 2001 leaving Raymond Kinslow the sole surviving tenants by the entirety.

This conveyance is made subject to the following: All matters as set forth per Plat Book 4175, Page 15; Restrictive Covenants of record in Book 3857, Page 858 and Book 4237, Page 179, all of the Register's Office for Davidson County, Tennessee.

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 736 Myhr Drive, Nashville, TN 37221
(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 hands this 14th day of April, 2008.

Raymond Kinslow

Kathy Kinslow

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Raymond Kinslow and Kathy Kinslow 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 14th day of April, 2008.

Commission expires: November 22, 2008



Kim Gillespie

Notary Public

File Number: 280300233

RETURN TO:

Southern Title Services
1517 Hunt Club Blvd., Suite 100
Gallatin, TN 37066