Davidson County DEEDWARR
Recvd: 01/09/09 10:40 2 pgs
Fees:13.00 Taxes:381.10
20090109-0002302

**Prepared by:**
**Realty Title & Escrow Company, Inc.**
**5111 Maryland Way, Suite 101**
**Brentwood, TN 37027**

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**
**The actual consideration or value, whichever is greater, for this transfer is $103,000.00**

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

**Affiant**

**Subscribed and sworn to before me, this 30th day of December, 2008.**

**Notary Public**
**My commission expires:** 1/23/2011

**02-0812-46333**

| **Address of New Owner:** | **Send Tax Bills to:** | **Tax Information** |
|---|---|---|
| Eric E. Cozby<br>811 Longhunter Court<br>Nashville TN 37217 | Mortgage Investor's Group<br>8320 E.Walker SpringsLn. # 200<br>Knoxville, TN 37923 | 135-08-0-A-811.00 |

## 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, Donna Edwards, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Eric E. Cozby, a single man, 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 Unit No. 811, on the Plan of Nashboro Village Nineteen Condominiums, a horizontal property regime, of record in Book 5200, Page 80, as described in the Master Deed an By-Laws of record in Book 5333, Page 957, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Donna Edwards by deed from Sherman Smith and wife, Sylvia R. Smith, dated January 31, 2003, recorded March 24, 2003, of record in Instrument No. 20030324-0038170, Register's Office for Davidson County, Tennessee.

And being the same property conveyed to Donna Edwards by Quitclaim Deed from Douglas K. Edwards, a married man, dated August 26, 2006, recorded September 7, 2006, of record in Instrument No. 20060907-0110441, 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 811 Longhunter Court, Nashville, TN 37217

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.

WITNESS my hand this 30th day of December, 2008.

Donna Edwards

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Donna Edwards and , 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 Brentwood, TN, this 30th day of December, 2008.

State of Tennessee at Large

My Commission expires

1/25/10

