WARRANTY DEED

Dellana Lowhorn State of Tennessee Notary Public Davidson County

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $203,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF JANUARY, 2009.

Notary Public

MY COMMISSION EXPIRES: 7/25/09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeremy J. Kennard	Same	~~172120B1400~~CO
(NAME)	(NAME)	
205 Woodfield Cove		172-12-0B 144.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, Michael D. Ostroski and wife, Sandra Ostroski, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeremy J. Kennard, 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, TN, being Lot No. 365 on the Plan of Section Eight, Bradford Hills, of record in Book 7900, Page 6 and Book 7900, Pages 387 and 388, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Michael D. Ostroski, by Warranty Deed dated December 15,1992 from Yazdian Construction, Inc. of record in Book 8816, Page 894, Register's Office for Davidson County, Tennessee.

Sandra Ostroski, spouse of Michael D. Ostroski, hereby joins in this conveyance, transferring all her right, title and interest in said property, marital or otherwise.

This instrument is executed on behalf of Sandra Ostroski by Michael D. Ostroski as her Attorney–In-Fact pursuant to recorded Power of Attorney of record in Instrument No. 20090210-0011402, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

Davidson County DEEDWARR
Recvd: 02/10/09 09:19 2 pgs
Fees:13.00 Taxes:751.10

20090210-0011403

unimproved ☐
This is improved ☒ property, known as 205 Woodfield Cove, Nashville, TN 37211
(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 our hands this 30 day of January, 2009.

Michael D. Ostroski

Sandra Ostroski by Michael D. Ostroski

Sandra Ostroski
By Michael D. Ostroski as Her Attorney-In-Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 30 day of January, 2009 before me personally appeared Michael D. Ostroski, the person who executed the foregoing instrument on behalf of Sandra Ostroski, and acknowledged that she executed the same as the free act and deed of the said Michael D. Ostroski, through Power of Attorney granted Michael D. Ostroski by the said Sandra Ostroski.

Witness my hand and official seal at Franklin, Tennessee this 30 day of January, 2009.

Commission expires: November 14, 2009

Notary Public

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael D. Ostroski with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 30 day of January, 2009.

Commission expires: November 14, 2009

Notary Public