Davidson County DEEDWARR
Recvd: 03/04/09 13:24 2 pgs
Fees:13.00 Taxes:432.90

20090304-0019296

THIS INSTRUMENT PREPARED BY:
The Title Shop, LLC
1612 Westgate Circle, Suite 213
Brentwood, Tennessee 37027
Office: 615.324.0423

FROM: Melanie L. Coss and Keith C. Coss, Grantors
TO: Anthony R. Nall and Raquel N. Nall, Grantees

WARRANTY DEED

Address New Owner: Numbers	Send Tax Bills to:	Map/Parcel
Anthony R. & Raquel N. Nall 2120 Mullen Circle Nashville, TN 37217	Wilson Bank & Trust 1436 W. Main Street Lebanon, TN 37087	149.01-OA-031.00-CO

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for the transfer is $117,000,.00.

Marie Bradford
Affiant

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me this the 2nd day of March 2009.

My commission expires: 3/7/11

NOTARY PUBLIC

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, We, **Melanie L. Coss, Married and Keith C. Coss, Married,** hereinafter called the Grantors have bargained and sold, and by these presents do hereby convey, transfer, remise, release and relinquish unto **Anthony R. Nall and wife, Raquel N. Nall**, hereinafter called the Grantees, Grantees' heirs and assigns, all of Grantors' right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 31, Final P.U.D. Plan, Phase II, on the plan of Mullen Valley, as of record in Book 6250, page 477, 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 Melanie L. Coss and Keith C. Coss, by warranty deed, recorded October 13, 2005 in Instrument No. 20051013-0123455, 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, set back lines, declarations, rights-of-way and easements of record, (4) building restrictions, and (5) other matters of public record.

County and/or City taxes for the year 2009, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying his prorata share thereof to Grantees who will be responsible for payment of said taxes.

The above-described property is improved property known as: 2120 Mullen Circle, Nashville, Tennessee 37217.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land, together with all appurtenances, estate, title, hereditaments and interest thereunto belonging to said Grantees, their heirs, successors and assigns in fee simple forever.

Grantors covenant that Grantors are lawfully seized and possessed of said land in fee simple; have full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantors further covenant and bind ourselves, our heirs and representatives to forever warrant and 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 grades.

IN WITNESS WHEREOF, Grantors have caused this instrument to be executed on this 2nd day of March, 2009.

"GRANTORS"

Melanie L. Coss

Desmon K. Coss

Keith C. Coss

Victoria H. Coss

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for State and County aforesaid, personally appeared, the within named Melanie L. Coss and husband, Desmon K. Coss; and Keith C. Coss and wife, Victoria H. Coss the bargainor/s with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee this 2nd day of March, 2009.

My commission expires: 5/8/2012

Notary Public

{Seal}

PATRICIA G. HODGES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires 5/8/2012