File No. 290400761

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090031646 DEEDWARR
Recvd: 05/13/09 10:52 2 pgs
Fees:13.00 Taxes:675.25
20090513-0044012

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $182,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ___ DAY OF _____, 2009.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
1604 Westgate Circle, Suite 3
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ReEtta L. Catlin	Sun Trust Mortgage Inc	126-15-OB-288.00
(NAME)	(NAME)	
400 Trace Court	PO Box 79041	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Baltimore MD 21279 0041	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Patricia Cozart, an unmarried woman**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **ReEtta L. Catlin**, _____hereinafter called the grantee(s), HER heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 68 on the Plan of SECTION FOUR, LEXINGTON POINT SUBDIVISION, as shown by plat of record in Instrument No. 20020116-0006343, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Patricia Cozart, an unmarried woman by Warranty Deed dated from Beazer Homes Corp., DBA Phillips Builders, a Tennessee Corporation and filed for record in Instrument No. 20021210-0151938, Register's Office for said County.

Subject to all matters as set forth on the plat of record in Instrument No. 20020116-0006343, Register's Office of said County.

Easement as shown of record in Instrument No. 20020729-0090372, Register's Office for said County.

Charter of Homeowner's Association as shown of record in Instrument No. 20001020-0104424, Register's Office for said County.

Subject to Homeowner's Association Dues.

Restrictive Covenants of record in Instrument No. 20001018-0103445 and Instrument No. 20020219-0021061, Register's Office of said County.

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 400 Trace Court, 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 GRANTEE(S), HER heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), HER 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 8th day of May, 2009.

Patricia A. Cozart

Patricia Cozart

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 Patricia Cozart 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 8TH day of May, 2009.

Commission expires: June 20, 2011

Michelle Reynolds

Notary Public

MICHELLE LEE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File Number: 290400761

RETURN TO:
Cumberland Title
1604 Westgate Circle, Suite 3
Brentwood, TN 37027

After Recording Return To:
Advantage Title & Escrow
2000 Mallory Lane
Suite 130, Box 523
Franklin, TN 37067

#3870

(186)