Box 13
#15162

WARRANTY DEED

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $107,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF JUNE, 2009.

Notary Public

MY COMMISSION EXPIRES: 1-13-2013
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lenin E. Machado Ortega	Suntrust Mortgage, Inc.	148-05-121
(NAME) 318 Margo Lane	(NAME) 401 Commerce Street	
(ADDRESS) Nashville, Tennessee 37211	(ADDRESS) Nashville, TN 37219	
(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, Patricia U. Cosky and wife, John I. Cosky and Gilbert D. Johnson, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lenin E. Machado Ortega and Leonila Palacios Ane, husband and wife, 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:

BEING Lot No. 103, on the Plan of Haywood Acres Subdivision, Section I, of record in Plat Book 2900, page 17, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Patricia U. Cosky and husband, John I. Cosky, a one-half divided interests, and Gilbert D. Johnson and wife, Barbara U. Johnson, a one-half undivided interests, as tenants in common, by deed of record in Book 10020, Page 305, Register's Office for Davidson County, Tennessee. Barbara U. Johnson having since died.

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

This instrument is executed on behalf of Gilbert D. Johnson by Patricia U. Cosky as his Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20090630-0060866, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 318 Margo Lane, 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.

BILL GARRETT, Davidson County
Trans:T20090043709 DEEDWARR
Recvd: 06/30/09 13:39 2 pgs
Fees:13.00 Taxes:395.90
20090630-0060867

Witness our hands this 23rd day of June, 2009.

Gilbert D. Johnson by Patricia U. Cosky his attorney in fact

Patricia U. Cosky

John I. Cosky

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Patricia U. Cosky and John I. Cosky with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 23rd day of June, 2009.

Commission expires: 1-21-2013

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 23rd day of June, 2009, before me personally appeared Patricia U. Cosky, the person who executed the foregoing instrument on behalf of Gilbert D. Johnson and who acknowledged that she executed the same as the free act and deed of the said Gilbert D. Johnson, through Power of Attorney granted she by the said Gilbert D.Johnson.

Witness my hand and official seal at Nashville, Tennessee this 23rd day of June, 2009.

Commission expires: 1-21-2013

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public