BILL GARRETT, Davidson County
Trans: T20090052688 DEEDWARR
Recvd: 08/04/09 10:55 2 pgs
Fees: 13.00 Taxes: 591.63

20090804-0072852

Prepared by:
Amy Cross Nance
Attorney at Law
1600 Westgate Circle, Suite 100
Brentwood, TN 37027
615-346-4665

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $159,900.00

Affiant

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me, this 31 day of July 2009.

Notary Public
My commission expires: 11-2210

Address of New Owner:	Send Tax Bills to:	Tax Information
Joseph Cosgriff 412 Paulson Ct. Antioch TN 37013	Same	172080A03800CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Elizabeth J. Morrell (fka Elizabeth Jones) , a married person hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Joseph Cosgriff and wife Charlene Cosgriff hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 38 on the Plan of Section Two-B, Hunter's Branch of record in Plat Book 6900, Pages 336 and 337, register's office for Davidson County, Tennessee.

Being the same property conveyed to Elizabeth Jones by deed dated June 5, 2007 from Robert S. Lomax, unmarried, of record in Instrument No. 20070607-0068483, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2009 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of Hunter's Branch of record in Book 6900 Pages 336 and 337, Register's Office for Davidson County, Tennessee

This property is improved property known as 412 Paulson Ct., Antioch, Tennessee 37013

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), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of

said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 31ST day of July, 2009.

Elizabeth J. Morrell (fka Elizabeth Jones)

Jamie Morrell – who joins in this conveyance for the sole purpose of conveying any marital interest that he may have.

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 Elizabeth J. Morrell and Jamie Morrell , the bargainor(s), 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 purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 31st day of July, 2009.

Notary Public

My Commission expires: Jan 23, 2012

FILE NO: 06229

