BILL GARRETT, Davidson County
Trans:T20110037384 DEEDQC
Recvd: 06/22/11 12:33 4 pgs
Fees:22.00 Taxes:0.00
20110622-0047841

THIS INSTRUMENT PREPARED BY:
National Deed Network
28100 US Hwy 19 North, Suite 300
Clearwater, Fl 33761

QUIT CLAIM DEED

New Owner(s) Address and mail tax statements to:
Philip Cosby & LaTasha Cosby
3805 Buenaview Boulevard
Nashville, TN 37218

Property Tax ID#: 059 05 0 254.00
File #: HLCE-SS12025-JB

For and in consideration of Zero and 00/100 Dollars ($0.00) and NO other good or valuable consideration, We, PHILIP COSBY who erroneously acquired title as PHILLIP COSBY, and LATASHA COSBY, husband an wife as Grantors, and PHILIP L COSBY and LATASHA F COSBY, husband and wife, as Grantees, hereby convey all right, title and interest that we may have in and to the following described real property located in Davidson County, Tennessee, to wit:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 259 ON THE PLAN OF BUENA VISTA ESTATES SECTION 6 OF RECORD IN PLAT BOOK 4460, PAGE 85, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

TAX ID #: 059 05 0 254.00

Commonly known as 3085 Buenaview Boulevard, Nashville, TN 37218

Derivation Clause

This instrument constituting the source of the Borrower's interest in the foregoing described property was a QUIT CLAIM DEED recorded [at Book _____ Page _____] [under Instrument No. [20050602-00623291] in the Register's Office of DAVIDSON County, Tennessee.

In witness whereof, this Grantors have hereunto set ~~their hands and~~ seals on this the date first above written.

Vivian B. Cothran
Witness

Vivian B. Cothran
Printed Name

Witness

Printed Name

Who erroneously acquired title as Phillip Cosby

PHILIP COSBY who erroneously acquired title as PHILLIP COSBY

STATE OF TENNESSEE }

COUNTY OF Davidson }

Personally appeared before me, the undersigned authority, a Notary Public, in and for said State and County, the within named bargainers, PHILIP COSBY who erroneously acquired title as PHILLIP COSBY, with whom I am personally acquainted, (or whose identities were proven to me on the basis of satisfactory evidence), and who acknowledged and executed the within instrument as Grantors' free acts and deeds for the purposes therein contained.

Witness my hand and official seal at office in the State and County aforesaid on this the 9th day of June, 2011.

Vivian B. Cothran
Notary Public
My Commission Expires May 8, 2012

VIVIAN B. COTHRAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES:
MAY 8, 2012

In witness whereof, this Grantors have hereunto set their hands and seals on this the date first above written.

Vivian B. Cothran
Witness

LATASHA COSBY

VIVIAN B. COTHRAN
Printed Name

Witness

Printed Name

STATE OF TENNESSEE }

COUNTY OF Davidson }

Personally appeared before me, the undersigned authority, a Notary Public, in and for said State and County, the within named bargainers, LATASHA COSBY, with whom I am personally acquainted, (or whose identities were proven to me on the basis of satisfactory evidence), and who acknowledged and executed the within instrument as Grantors' free acts and deeds for the purposes therein contained.

Witness my hand and official seal at office in the State and County aforesaid on this the 9th day of June, 2011.

VIVIAN B. COTHRAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: MAY 8, 2012

Vivian B. Cothran
Notary Public
My Commission Expires May 8, 2012

I hereby swear or affirm that to the best of my knowledge, information and belief that actual consideration for the transfer is $0.00.

Affiant's Name

Subscribed and sworn to before me this the 9th day of June, 2011.

Vivian B. Cothran
Notary
My Commission expires: May 8, 2012

Name and Address of Property Owner:
Philip C. Cosby Latasha C. Cosby
3085 Buenaview Blvd
Nashville TN 37218

Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax:
LATASHA and Philip Cosby
3085 BUENAVIEW BLVD
Nashville, Tennessee 37218

VIVIAN B. COTHRAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: MAY 8, 2012

VALUE AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF Davidson

The actual **consideration or value**, whichever is greater, for this transfer is $ 0.

Affiant

Subscribed and sworn to before me this 9th day of June, 2011.

Notary Public

My Commission Expires: May 8, 2012

VIVIAN B. COTHRAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: MAY 8, 2012