Return To:

TRI STAR TITLE & ESCROW, LLC
201 E. MAIN ST, STE 300
MUFREESBORO, TN 37130

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 33,000.00

Affiant

Subscribed and sworn to before me, this 21st day of August, 2013.

Notary Public

My commission expires: 8-16-14

Anna E. Rich
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

BILL GARRETT, Davidson County
Trans: T20130075056 DEEDWARR
Recvd: 08/29/13 14:58 2 pgs
Fees: 13.00 Taxes: 122.10
20130829-0091494

THIS INSTRUMENT WAS PREPARED BY
SIGNATURETITLE SERVICES, LLC
640 BROADMOR BLVD., STE. 100
MURFREESBORO, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
NIR HOMES INC.	**CASH** NEW OWNER	**176050C02000CO**
4736 & 4728 ROCKLAND TRL. LOT NUMBER 18-20	POBOX 177	**176050C01800CO**
ANTIOCH, TN 37013	LAVERGNE. TN 37086	

FOR AND IN 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 ACKNOWLEDGE, WE,

BILLIE JO JOSOVITZ, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

NIR HOMES INC.

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 all of Lot Nos. 18 and 20, on the Plan of Waterbrooke, as shown by plat and survey of record in Instrument #20050914-0110516, of record in the Register's Office for Davidson County, to which plat reference is hereby made for a more complete and accurate description of said lot.

BEING THE SAME PROPERTY CONVEYED TO BILLIE JO JOSOVITZ BY WARRANTY DEED FROM JONES CONSTRUCTION COMPANY, A TENNESSEE GENERAL PARTNERSHIP, DATED 05/02/2012 RECORDED ON 05/08/2012 IN INSTRUMENT NO. 20120508-0039682 SAID REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 4736 & 4728 ROCKLAND TRL. LOT NUMBER 18-20, ANTIOCH, TN 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 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 in 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.

Witness my/our hand(s) this 21st day of August, 2013.

BILLIE JO JOSOVITZ

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, BILLIE JO JOSOVITZ, the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of August, 2013.

Notary Public

My Commission Expires: 8-16-14

