WARRANTY DEED

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Deanie L. Gregory
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of November, 2013.

Sandy Balent
Notary Public

MY COMMISSION EXPIRES: 1-9-16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
DEANIE L. GREGORY, ATTORNEY AT LAW
GREATER NASHVILLE TITLE AND CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kim P. Hill	Bank of America, N.A.	172080a03800co
(NAME)	(NAME)	
412 Paulson Court	101 South Tryon Street	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Charlotte, NC 28255	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Joseph Cosgriff and Wife, Charlene Cosgriff, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kim P. Hill and Timothy D. Hill, Wife and Husband, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 38 on the Plan of Section 2B, Hunter's Branch, of record in Plat Book 6900, Page 336 and 337, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Joseph Cosgriff and wife, Charlene Cosgriff, by Warranty Deed dated July 31, 2009, from Elizabeth J. Morrell (f/k/a Elizabeth Jones), a married person, of record in Instrument No. 20090804-0072852, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: TAXES FOR THE YEAR 2014 AND SUBSEQUENT YEARS THEREAFTER; SUBJECT TO NOTES, EASEMENTS, SETBACK LINES, AND ALL MATTERS SET FORTH ON THE PLAN OF SECTION 2B, HUNTERS BRANCH, OF RECORD IN PLAT BOOK 6900, PAGE 336 AND 337, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SUBJECT TO ANY RESTRICTIONS, EASEMENTS, ETC., OF PUBLIC RECORD THAT MAY AFFECT SUBJECT PROPERTY.

BILL GARRETT, Davidson County
Trans:T20130099206 DEEDWARR
Recvd: 11/22/13 09:27 2 pgs
Fees:13.00 Taxes:555.00

20131122-0120305

unimproved ☐

This is improved ☑ property, known as 412 Paulson Court, Antioch, TN 37013
(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, their heirs and assigns forever; and we do covenant with the said GRANTEE 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, 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 our hands this 20th day of November, 2013.

Joseph Cosgriff

Charlene Cosgriff

File No.: 2013-0837
GRE TN Warranty Deed

STATE OF TENNESSEE

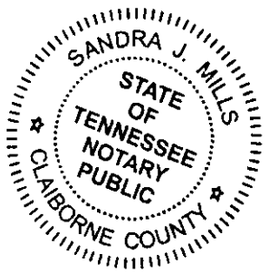
COUNTY OF Claiborne

On this 20th day of November, 2013, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Joseph Cosgriff and Charlene Cosgriff**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
April 26, 2015

Sandra J. Mills
Notary Public,



Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115