Box:13
File# 8419

WARRANTY DEED

LATRECE MCADOO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2018

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$189,000.00~~ 134,000.00 (X)

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF JULY, 2014.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Holly L. Krozel	Gardner Financial Services, Ltd.	09614012200
(NAME)	(NAME)	
2914 Lyncrest Drive	3503 Paesanos Parkway	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	San Antonio, TX 78231-1225	
(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, I, Ricky Dean Fortner, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Holly L. Kozel, unmarried, 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:

Land in Davidson County, Tennessee, being Lot No. 778 on the Plan of Cloverhill Subdivision Section 9 of record in Plat Book 2331, page 44, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Ricky Dean Fortner, unmarried, by deed of record in Book [redacted], Page 844 Register's Office for Davidson County, Tennessee. 9297

Subject to all matters as shown on Plan of Cloverhill Subdivision Section 9 of record in Plat Book 2331, Page 44, Register's Office for Davidson County, Tennessee. Easement of record in Book 6171, Page 915, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 2914 Lyncrest Drive, Nashville, TN 37214

(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:T20140050901 DEEDWARR
Recvd: 07/16/14 10:05 2 pgs
Fees:13.00 Taxes:495.80
20140716-0062730

Witness my hand this 30th day of June 2014.

Audra Chandler as witness

Andrea Doran as witness

Ricky Dean Fortner

STATE OF Florida

COUNTY OF Hernando

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ricky Dean Fortner, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hernando Co; Florida this 30th day of June 2014.

Commission expires:

Notary Public

AUDRA CHANDLER
MY COMMISSION # EE 831523
EXPIRES: December 28, 2016
Bonded Thru Notary Public Underwriters