WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $92,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of September, 2014.

Notary Public

MY COMMISSION EXPIRES: 8-14-17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Julie L. Osgood	Prospect Mortgage	07511017300
(NAME)	(NAME)	
1025 Rachels Square Drive	15301 Ventura Blvd, Ste D300	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Sherman Oaks, CA 91403	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20140067507 DEEDWARR
Recvd: 09/10/14 14:29 2 pgs
Fees:13.00 Taxes:340.40
20140910-0083012

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Stacy Koziol, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Julie L. Osgood, unmarried**, hereinafter called the GRANTEE(S), her heirs and/or 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 all of Lot No. 95A, on the plan of Zone Lot Division-Lots 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 103, 104, 105, 106 and 107 Rachel's Square - Sec. Two, as shown on plat of record in Plan Book 5200, page 623-625, and amended in Book 6250, Page 542, said Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete description.

Being the same property conveyed to Stacy Koziol, unmarried by Warranty Deed dated 05/31/2007 from Julia A Hirt, unmarried of record in Instrument 200706050067105, Register's Office for Davidson County, Tennessee.

All matters as set forth per Book 5200, Page 623, Book 5200, Page 624, Book 5200, Page 625, Book 6250, Page 542, said Register's Office.
Restrictions of record in Book 6455, Page 135, said Register's Office.
Restrictions of record in Book 6619, Page 777, and amended in Book 8030, Page 757, said Register's Office.
Charter of record in Book 8030, Page 759, said Register's Office.
Notice of Recording of record in Book 11627, Page 594, said Register's Office.
County of Davidson taxes for the year 2014 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1025 Rachels Square Drive, Hermitage, TN 37076
(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(S), her heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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(S), her heirs and/or 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 5th day of September, 2014.

Stacy Koziol

State of Tennessee
County of Wilson

Personally appeared before me Stacy Koziol, 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 foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 5th day of September, 2014.

Notary Public
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122