WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $715,000.00

Affiant

Subscribed and sworn to before me, this 31st day of March, 2015.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL) 7-3-17

BILL GARRETT, Davidson County
Trans:T20150024223 DEEDWARR
Recvd: 04/02/15 09:49 2 pgs
Fees:13.00 Taxes:2645.50
20150402-0028588

DAVIDSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE MEMORIE WHITE

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lyndsey W. Oxford	Lyndsey Weaver Oxford and John Oxford	
(NAME)	(NAME)	(MAP)
882 Glendale Lane	882 Glendale Lane	13205014100
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37204	Nashville, TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, I/we, **Julie Dunn Koss and Alex M. Koss II, wife and husband**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Lyndsey Weaver Oxford and John Oxford, wife and husband**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being part of Lot No. 26 on the Plan of Glendale Park of record in Plat Book 57, Page 141, in the Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the northerly margin of Glendale Lane at the corner of Lots No. 25 and 26; thence with the line between said two lots, northwardly 235 feet; thence eastwardly and parallel with the line between Lots No. 23 and 26, 190 feet to the westerly margin of Overton Avenue; thence with the same southwardly 235 feet, more or less, to the northerly margin of Glendale Lane; thence with the same westerly 190 feet to the beginning.

Being the same property conveyed to Julie Dunn Koss and Alex M. Koss, II, joint tenants, by warranty deed from Lawrence F. Freund and Lisa Freund, husband and wife, of record in Instrument No. 20100721-0057035 Register's Office for Davidson County, Tennessee, dated 07/15/2010 and recorded on 07/21/2010.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 882 Glendale Lane, Nashville, Tennessee 37204

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.

Witness my/our hand(s) this 23rd day of March, 2015.

Julie Dunn Koss

Alex M. Koss II

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Julie Dunn Koss and Alex M. Koss II with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 23rd day of March, 2015.

Notary Public

John M. Wells
State of Tennessee Notary Public
Davidson County

My Commission Expires: 7/6/2015