WARRANTY DEED

When recorded, please return to
Realty Title and Escrow Co., Inc.
206 A Cool Springs Blvd #106
Franklin TN 37067

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $131,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10th day of September, 2015.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2018

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 381 Mallory Station Rd, Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Julie Marie Cosby and Jon Patrick Cosby	Pinnacle Bank	150 11 0 095.00
(NAME)	(NAME)	
3008 Towne Valley Rd.	150 3rd Ave S. #900	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Nashville TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Thirty-One Thousand And No/100 Dollars ($131,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Lisa L. Ody**, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Julie Marie Cosby and Jon Patrick Cosby, wife and husband**, 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. 236 on the Plan of Towne Village of the Country, Section 3, of record in Plat Book 5200, Page 268 and 269, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Lisa L. Ody, unmarried by Deed from Richard C. Lantz, unmarried dated March 29, 1990 and recorded April 2, 1990 in Book 8077, Page 863, in said Register's Office for Rutherford County, Tennessee.

Further being the same property conveyed to Lisa L. Ody, unmarried, and Virgilia A. Ody, unmarried, as joint tenants with right of survivorship by Quitclaim Deed from Lisa L. Ody, unmarried, as to all my right, title and interest, in order to establish a joint tenancy with right of survivorship with Virgilia A. Ody, unmarried dated June 14, 1996 and recorded June 17, 1996 in Book 10088, Page 81, in said Register's Office for Rutherford County, Tennessee.

Virgilia A. Ody is deceased March 31, 2013.

File Number: MAI-153576

BILL GARRETT, Davidson County
Trans:T20150078994 DEEDWARR
Recvd: 09/17/15 09:45 2 pgs
Fees:13.00 Taxes:484.70
20150917-0094301

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 3008 Towne Valley Rd., 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, has 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 our hands this 10th day of September, 2015.

Lisa L. Ody

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Lisa L. Ody, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th of September, 2015.

Notary Public

My Commission Expires: 7-24-17

(SEAL)

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File Number: MAI-153576