Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

Prepared by:
Costner Law Office, PLLC
725 Cool Springs Blvd STE 600
Franklin, TN 37064
File #: TNP155260

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $274,000.00

Affiant

Subscribed and sworn to before me, this 16th day of October, 2015.

Notary Public
My commission expires: 8/23/19

KATHRYN M. CASSIDY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Joseph & Patience Kosowski 2428 Devon Valley Drive Nashville, TN 37221	Joseph & Patience Kosowski 2428 Devon Valley Drive Nashville, TN 37221	142160D04400

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged **Gay N Carr and Richard E Weaver, wife and husband** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Joseph S Kosowski and Patience A Kosowski, husband and wife** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows: to- wit:

Being Lot Number 80 on the Plan of Final Plat Devon Glen, Phase III, of record in Plat Book 7900 at page 663 as amended in Book 9392, page 110, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Gay N. Carr and Richard E. Weaver from Ronald H. Bice, Jr., Trustee, by Quitclaim Deed dated September 29, 2006 and recorded in Instrument No. 20061009-0124777, consideration amount $0, Davidson County Register's Office.

Being the same property conveyed to Gay N. Carr and Richard E. Weaver from Ronald H. Bice, Jr., Trustee, by Quitclaim Deed dated May 31, 1995 and recorded in in Book 9687, Page 577, consideration amount $0, Davidson County Register's Office.

Being the same property conveyed to Gay N. Carr and Richard E. Weaver from Southwinds Development by Warranty Deed dated October 28, 1994 and recorded in Book 9515, Page 187, consideration amount $175,220.00, Davidson County Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2428 Devon Valley Drive, Nashville, TN 37221

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

BILL GARRETT, Davidson County
Trans:T20150088720 DEEDWARR
Recvd: 10/19/15 11:26 2 pgs
Fees:13.00 Taxes:1013.80
20151019-0106010

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 16th day of October, 2015.

Gay N Carr

Gay N Carr

Richard E Weaver

Richard E Weaver

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Gay N Carr and Richard E Weaver with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Franklin, TN, this 16th day of October, 2015.

State of Tennessee at Large

My Commission expires: 6/24/2016

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY