BILL GARRETT, Davidson County
Trans: T20150097956 DEEDWARR
Recvd: 11/18/15 09:46 2 pgs
Fees: 13.00 Taxes: 1535.50
20151118-0116827

WARRANTY DEED

Emily Kornbau
State of Tennessee Notary Public
Sumner County
My Commission Expires June 16, 2018

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of November, 2015

Notary Public

MY COMMISSION EXPIRES: 10.16.2018

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lewis F. Cosby	Lewis F. Cosby	172-10-0B-033.00 CO
(NAME)	(NAME)	
6724 Christiansted Lane	6724 Christiansted Lane	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Rosa L. Byrum,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Lewis F. Cosby and Jennifer N. Cosby, husband and wife,** 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. 33 on the Plan of Christiansted Valley, Phase 2, Revision 1, of record in Instrument Number 20010209-0012854, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

BEING the same property conveyed to Rosa L. Byrum by Warranty Deed from William H. Smithson and wife, Dorothy Smithson, dated 10/31/02 and recorded 11/4/02 in Instrument Number 20021104-0134736, Register's Office for Williamson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 6724 Christiansted Lane, Nashville, TN 37211
(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.

Witness my/our hands this 16th day of November, 2015.

Rosa L. Byrum

Rosa L. Byrum

State of Tennessee
County of Davidson

Personally appeared before me Rosa L. Byrum, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 16th day of November, 2015.

Notary Public

My Commission Expires

File No.: 151073

