BILL GARRETT, Davidson County
Trans: T20160012453 DEEDWARR
Recvd: 02/16/16 11:10 2 pgs
Fees: 13.00 Taxes: 729.83
20160216-0014271

	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $197,250.00. Affiant Subscribed and sworn to before me, this 5th day of February, 2016. Notary Public My commission expires: 11-5-19
(Notary Stamp)	

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
415 Main Street, Franklin, TN 37064

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Brooklin R. Holland	New Owner	**062-02B-178.00CO**
3060 Delta Queen Drive		
Nashville, TN 37214-1132		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Jesse J. Koska and Renee K. Koska, husband and wife

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Brooklin R. Holland, unmarried

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 95 on the Plan of Abbington Park, Phase One-Section Four, of record in Instrument No. 20050110-0003256, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jesse J. Koska and wife, Renee K. Koska, by Warranty Deed from Linda S. Zastovnik Royer, and husband James C. Royer, of record in Instrument No. 20070131-0012893, Register's Office for Davidson County, Tennessee, dated January 29, 2007 and recorded on January 31, 2007.

This is improved property known as 3060 Delta Queen Drive, Nashville, TN 37214-1132.

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTORS COVENANT with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANTS and binds themselves, their, heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 5th day of February, 2016.

Jesse J. Koska

Renee K. Koska

By ATTORNEY-IN-FACT
Jesse J. Koska, Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Jesse J. Koska, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of himself and Renee K. Koska for the purposes therein contained, and who further proved to me that he is the Attorney in Fact for Renee K. Koska, and is authorized by him to execute this instrument on her behalf.

Witness my hand and official seal this 5th day of February, 2016.

Notary Public

My Commission Expires: 10/2/17

MICHELLE W. LOCKE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Return to:
Limestone Title and Escrow, LLC
248B Jackson Meadows Drive
Hermitage, TN 37076

SolomonParks File No. 5016013

SP 11/2015