BILL GARRETT, Davidson County
Trans: T20160029317 DEEDWARR
Recvd: 04/11/16 14:36 2 pgs
Fees: 13.00 Taxes: 1139.60
20160411-0034578

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$308,000.00** (Three Hundred Eight Thousand).

AFFIANT

Subscribed to and sworn before me this 7th day of April, 2016.

NOTARY PUBLIC MY COMMISSION EXPIRES:

(NOTARY SEAL)

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Randall P. Kozak and Currin M. Kozak 4505 Indiana Avenue Nashville, TN 37209	Randall P. Kozak 2422 McIntyre Court Franklin, TN 37069	09112006900

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CASSIE LYNN N/K/A CASSIE L. FOOTE AND HUSBAND, ADAM FOOTE,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **RANDALL P. KOZAK AND WIFE, CURRIN M. KOZAK,** HEREINAFTER CALLED THE **GRANTEE(S),** 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. 412 of Block No. 82 on the No. 1 Plan of West Nashville of record in Plat Book 57, Page 74 and 75, 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 Cassie Lynn by deed from Kathy S. Best and spouse, Brian D. Best of record in Instrument No. 20130104-0001227, Register's Office for Davidson County, Tennessee. Cassie Lynn now known as Cassie L. Foote by virtue of marriage.

Adam Foote, spouse of Cassie L. Foote, joins in this conveyance to relinquish any and all rights, especially marital rights, which he may have in said property, by virtue of the marriage.

Being also known as 4505 Indiana Avenue, Nashville, Tennessee 37206.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **4505 INDIANA AVENUE** **NASHVILLE, TN 37209**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number:

GTE File: 2016024127

WITNESS, this 7th day of April, 2016

Cassie Lynn n/k/a Cassie L. Foote

Adam Foote

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 7th day of April, 2016, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Cassie Lynn n/k/a Cassie L. Foote and Adam Foote** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 7th day of April, 2016.

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016

Notary Public

Commission Expires: _____