WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170033211 DEEDWARR
Recvd: 04/20/17 09:12 2 pgs
Fees:13.00 Taxes:384.80

20170420-0038647

AMY DIETERLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $104,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of April, 2017.

Notary Public

MY COMMISSION EXPIRES: 9-11-17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Samantha Lunsford	New Owner	135080A81100CO
(NAME)	(NAME)	
811 Longhunter Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Eric E. Cozby, a single man**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Samantha Lunsford**, hereinafter called the GRANTEE(S), 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 Unit No. 811, Nashboro Village Nineteen Condominium, a Horizontal Property Regime, as shown on the plat of record in Plat Book 5200, Page 80, as further established by the Master Deed of record in Book 5333, Page 957, in the Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Eric E. Cozby, a single man by Warranty Deed from Donna Edwards, unmarried, dated 12/30/2008, recorded 01/09/2009 of record in Instrument No. 20090109-0002302, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to: All matters shown on the plat of record in Plat Book 5200, Page 80, and the boundary plats of record in Plat Book 4660, Page 85 and Plat Book 4860, Page 72; Covenants, conditions, easements and restrictions of record in Book 4827, Page 14, Supplemental Declaration of record in Book 5469, Page 840, Charter of Nashboro Village Homeowners Association of record in Book 4828, Page 834; Covenants, conditions, easements and restrictions of record in Book 5333, Page 957, Charter of Nashboro Village Nineteen Condominium Association of record in Book 5344, Page 959; Easement of record in Book 4821, Page 107; Easement of record in Book 8524, Page 546, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 811 Longhunter Court, Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 01288-36968
SMG TN Warranty Deed

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), 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), 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 hand this 18th day of April, 2017.

Eric E. Cozby

State of Tennessee
County of Wilson

Personally appeared before me Eric E. Cozby, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 18th day of April, 2017.

Notary Public
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122