BILL GARRETT, Davidson County
Trans:T20170048386 DEEDWARR
Recvd: 06/07/17 10:26 3 pgs
Fees:18.00 Taxes:1313.50
20170607-0056876

**THIS INSTRUMENT WAS PREPARED BY:**
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File No.: M176396

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $355,000.00

Affiant

Subscribed and sworn to before me, this the 5th day of June, 2017.

DEBORAH L. BISSELL STATE OF TENNESSEE NOTARY PUBLIC PERRY COUNTY My Commission Expires APRIL 28, 2019

Notary Public
My Commission Expires: 4-28-19

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Joshua D Ost<br>Leah Ost<br>305 Spring Place<br>Nashville, TN 37221 | Caliber Home Loans<br>3701 Regent Blvd, Unit No. 400<br>Irving, TX 75063 | 128-16-A-62.00 |

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Matthew Russell Gonda and Krysten Gonda, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Joshua D Ost and Leah Ost, 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. 62 on the Plan of Still Spring Hollow Subdivision, Phase 1, Section 3, as of record in Book 9700, page 484, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description as to details and location of said lot.

Being the same property conveyed to Matthew Russell Gonda and Krysten Gonda, husband and wife by Warranty Deed from Thomas Chadwick White and Misty Brook White, husband and wife, dated December 1, 2014, recorded December 5, 2014, of record in Instrument No. 20141205-0111852, Register's Office for Davidson County, Tennessee.

This is improved property located at: 305 Spring Place, Nashville, TN 37221

This conveyance is made subject to (1) Property taxes for the year 2017\ a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4)

all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

This Instrument was executed on behalf of Matthew Russell Gonda and Krysten Gonda, by Ashley Pospiech pursuant to the Power of Attorney executed by Matthew Russell Gonda and Krysten Gonda on June 2, 2017, of record in Instrument No._____, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

**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. 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.

IN **WITNESS** WHEREOF, Grantor has executed this instrument on this 5th day of June, 2017.

Matthew Russell Gonda by Ashley Pospiech as his atty-in-fact

Matthew Russell Gonda by Ashley Pospiech
as his attorney-in- fact

Krysten Gonda by Ashley Pospiech as her atty-in-fact

Krysten Gonda by Ashley Pospiech as her
Attorney-in-fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, the within named Ashley Pospiech pursuant to the Power of Attorney executed by Matthew Russell Gonda and Krysten Gonda, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the execution of the within instrument on behalf of Matthew Russell Gonda and Krysten Gonda, as Attorney in Fact, as the free Act and Deed of the said Principal(s).

WITNESS my hand and seal at office this 5th day of June, 2017.

Deborah L. Bissell

Notary Public
My Commission Expires: 4-28-19

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
PERRY COUNTY
My Commission Expires APRIL

EXHIBIT "A"
TO Warranty Deed
From: Matthew Gonda and Krysten Gonda
To: Joshua D Ost and Leah Ost

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

Affiant

WITNESS my hand and seal at office this 5th day of June, 2017.

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
PERRY COUNTY
My Commission Expires APRIL 28, 2019

Notary Public
My Commission Expires: 4-28-19