BILL GARRETT, Davidson County
Trans:T20170071038 DEEDWARR
Recvd: 08/16/17 10:58 2 pgs
Fees:13.00 Taxes:1313.50
20170816-0084051

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Seth Henson Crosby
5205 Kincannon Drive
Nashville, TN 37220

MORTGAGEE
F & M Bank
P. O. Box 451
Clarksville, TN 37041-0451

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
160 04 0 108.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($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, I/we, **Doris Hosse,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Seth Henson Crosby and Emily S. Crosby, 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. 1129 on the plan of Brentwood Hall, Section XI, of record in Book 2331, Page 134, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Doris Hosse and husband, Paul W. Hosse, as tenants by the entirety, by Quitclaim Deed from Ronald E. Underwood, as Trustee, dated November 30, 1995, of record in Book 9876, Page 915, Register's Office for Davidson County, Tennessee. Paul W. Hosse died October 1, 2015 leaving Doris Hosse the surviving tenant by the entirety.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 2543, Page 155; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 2331, Page 134, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the grantee.

This is improved property known as **5205 Kincannon Drive Nashville, TN 37220.**

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 our hands this 15th day of August, 2017.

Doris Hosse by Paul Daniel Hosse ATTORNEY-IN-FACT

Doris Hosse, by Paul Daniel Hosse her
Attorney In Fact

STATE OF Tennessee
COUNTY OF Wilson

On this 15th day of August, 2017, before me personally appeared Paul Daniel Hosse, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument for the purposes therein contained in behalf of Doris Harmon Hosse, and who acknowledged that he/she executed the same as the free act and deed of Doris Harmon Hosse.

Witness my hand and official seal this 15th day of August, 2017.

NOTARY PUBLIC

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1.7.20

STATE OF Tennessee
COUNTY OF Wilson

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

AFFIANT

Subscribed and sworn to before me this 15th day of August, 2017.

NOTARY PUBLIC

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1.7.20