Return to:
Advantage Title And Escrow, Inc.
3325 Aspen Grove Dr., Ste 104
Franklin, TN 37067
File #13075

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $335,000.00

Affiant

Subscribed and sworn to before me this 30th day of April, 2018.

Notary Public
My commission expires: _____

LATRECE MCADOO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2018

Bill Garrett Davidson County
Batch# 87778 DEEDWARR
05/03/2018 10:37:38 AM 2 pgs
Fees: $13.00 Taxes: $1,239.50

20180503-0042240

Address of New Owner:	Send Tax Bills to:	Tax Information
Ross P. Kosbab	USAA Federal Savings Bank	181-01-0B-299.00-C
2220 Blake Dr	10750 McDermott Freeway	
Nashville tn 37211	San Antonio TX 78288	

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Travis C. Edington and Sarah E. Ginty Edington, husband and wife** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Ross P. Kosbab and Emily Kosbab, husband and wife**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:

Being Lot No. 56 on the Plan of Section Two Phase Three 2nd Addition to Sugar Valley an RS!) Cluster Lot Subdivision of record in Instrument No. 20140506-0038378 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Travis C. Edington and Sarah E. Ginty (nka Sarah E. Ginty Edington) by deed from Joon Properties, LLC of record in Instrument No. 20150630-0062888 Register's Office for Davidson County, Tennessee

This conveyance is made subject to the following:

1. All matters appearing on the plan of Section Two, Phase Three, 2nd Addition to Sugar Valley, an RS10 Cluster Lot Subdivision, of record in Instrument No. 20140506-0038378 Register's Office for Davidson County, Tennessee.

2. Declaration of Covenants, Conditions, and Restrictions for Sugar Valley of record in Book 11069 Page 14, and as made applicable, in Instrument No. 20140430-0036256

This property is improved property known as 2220 Blake Drive, Nashville, TN 37211

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 30th day of April, 2018.

Travis C. Edington

Sarah E. Ginty Edington

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 30th day of April, 2018, before me personally appeared Travis C. Edington and Sarah E. Ginty Edington, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 30th day of April, 2018.

Notary Signature
My commission expires: 2/25/19