STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00.

Affiant

Karen Y Johnson Davidson County
Batch# 138511 **DEEDWARR**
09/10/2018 03:32:54 PM 2 pgs
Fees: $13.00 Taxes: $684.50

20180910-0089691

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of September, 2018.

Carmen Coats
Notary Public
MY COMMISSION EXPIRES:
File No. G18-2939

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2022

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jamie Dent and Jodi Dent (NAME)	CMG Mortgage, Inc. (NAME)	071-04-0-024
6137 Beals Lane (STREET ADDRESS)	3160 Crow Canyon Road #400 (STREET ADDRESS)	
Nashville, TN 37218 (CITY) (STATE) (ZIP)	San Ramon, CA 94583 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Steven Nicholas Kozel, a married man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jamie Dent and Jodi Dent, 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:

Property located in the City of Nashville, Davidson County, Tennessee, being Lot No. 225 on the Plan of Joywood Heights, Section II, as shown of record in Plat Book 1130, Page 92 and 93, Register's Office for Davidson County, Tennessee, and to which plat reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Robert J. Hazzard, Trustee by Quit Claim deed from Marilyn Sue Stamps of record in Instrument No. 20140127-0007254 Register's Office for Davidson County, Tennessee, dated January 21, 2014 and recorded on January 27, 2014, and within the same deed the said Robert J. Hazzard, Trustee conveyed his interest in the subject property to Marilyn Sue Stamps, as to undivided 99% interest and Steven Nicholas Kozel, as to undivided 1% interest, as joint tenants with right of survivorship.

Marilyn Sue Stamps died January 31, 2014, Probate Docket No. 15P-762, Davidson County, Tennessee.

Lacey Kozel joins in this conveyance for the purpose of conveying any interest she may have in said property, particularly her marital interest.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 1130, Page 92 and 93, Register's Office for Davidson County, Tennessee.

The 2017 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 2616 Woodyhill Drive, Nashville, TN 37207.

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.

Witness my/our hand(s) this 7th day of September, 2018.

x Steven Nicholas Kozel
Steven Nicholas Kozel

x Lacey Kozel
Lacey Kozel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of September, 2018, before me personally appeared Steven Nicholas Kozel and Lacey Kozel, 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 7th day of September, 2018.

Notary Signature
My commission expires: 3/21/22

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066