THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 262335 DEEDWARR
07/25/2019 02:55:14 PM 2 pgs
Fees: $13.00 Taxes: $1,702.00

20190725-0073341

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Kevin Kos and Roxanne Kos 101 Holt Branch Nashville, TN 37211	New Owner	180-03-0A-019.00-C

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Joseph Christ Caracci, III and Elease Adel Caracci, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Roxanne Kos, and Kevin Kos , wife and husband**, hereinafter called the Grantees, their heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 19, on the Plan of Section 1B, Stone Creek Park of record in Plat Book 9700, Page 389, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Joseph Christ Caracci, III and Elease Adel Caracci, husband and wife, by Warranty Deed from Insana Homes, LLC, of record on September 2, 2016, at Instrument No. 20160902-0092883, Davidson County Register of Deeds.

This property is commonly known as 101 Holt Branch, Nashville, TN 37211.

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) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 19th **day of July, 2019**:

Joseph Christ Caracci, III

Elease Adel Caracci

STATE OF ~~TENNESSEE~~ AZ ARIZONA

COUNTY OF MARICOPA

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Joseph Christ Caracci, III** and **Elease Adel Caracci,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 19 day of July, 2019:

Notary Public

My Commission Expires: 9.24.2022

DARRELL F GUYNES
Notary Public - Arizona
Maricopa County
Commission # 551200
My Commission Expires September 24, 2022

STATE OF TENNESSEE

COUNTY OF Wilson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$460,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 19th DAY OF July, 2019:

Notary Public

My Commission Expires: 4/22/23

CHRISTEN T. RABE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY