BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

NEW OWNER:
BETSY WILSON
5988 PORT ANADARKO TRAIL
HERMITAGE, TN 37076

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 19-1291

Map & Parcel
097040037.00

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 292857 **DEEDWARR**
09/30/2019 08:36:24 AM 3 pgs
Fees: $18.00 Taxes: $1,106.30

20190930-0098888

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Ninety-Nine Thousand and 00/100 Dollars ($299,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **DIRK COTA, married,** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **BETSY WILSON and NORMAN RAU, tenants in common with rights of survivorship,** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee and being known and designated as all of Lot No. 79 on the Plan of Section One, Lake Park, as shown on the plat of the same of record in Plat Book 4175, Page 135, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Said Lot No. 79 fronts 130.00 feet on the southeasterly margin of Port Anadarko Trail and extends back 170.00 feet on the northeasterly line and 195.30 feet on the southwesterly line to a dead line in the rear, measuring 93.30 feet thereon.

Being the same property conveyed to DIRK COTA, unmarried by Quitclaim Deed from Robin Amon, unmarried, dated September 29, 2010, and of record in Instrument No. 20100930-0077831, Register's Office for DAVIDSON County, Tennessee. Marissa E. Cota joins in this conveyance for the purpose of conveying all her right, title and interest in and to said property she may have marital or otherwise.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY which has the address of **5988 PORT ANADARKO TRAIL, HERMITAGE, TN 37076**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 4175, Page 135, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this ~~27th~~ 25th day of September, 2019.

DIRK COTA

Marissa E. Cota

MARISSA E. COTA

STATE OF FLORIDA
COUNTY OF PINELLAS

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **DIRK COTA and MARISSA E. COTA,** 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 at office this 25 day of September, 2019.

NOTARY PUBLIC

My commission expires: 8/23/21

DAVID F. PERKINS
MY COMMISSION # GG 097530
EXPIRES: August 23, 2021
Bonded Thru Notary Public Underwriters

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The actual consideration or value, whichever is greater, for this transfer is $299,000.00.

AFFIANT

Sworn to and subscribed to before me this 27th day of September, 2019.

NOTARY PUBLIC

My commission expires: 8/23/21

DAVID F. PERKINS
MY COMMISSION # GG 097530
EXPIRES: August 23, 2021
Bonded Thru Notary Public Underwriters