| | |
|---|---|
| Davidson County DEEDWARR<br>Recvd: 10/31/14 14:01 3 pgs<br>Fees:18.00 Taxes:1217.30<br>**20141031-0100695** | STATE OF TENNESSEE<br>COUNTY OF Davidson<br><br>The actual consideration or value, whichever is greater, for this transfer is $329,000.00. Ashley Reis<br>Affiant<br><br>Subscribed and sworn to before me, this the 30th day of October, 2014.<br>Notary Public<br><br>My commission expires: 6-5-16 |

**THIS INSTRUMENT WAS PREPARED BY**
**Windmill Title, LLC**
**7103 Bakers Bridge Ave., Ste 103**
**Brentwood, TN 37027**
**Phone: (615) 613-0483**

DORA L. MOBLEY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Information for Reference Purposes: |
|---|---|---|
| **Peter N. Costanza, IV** | **New Owner** | **117-13-0-074.00** |
| **310 Mystic Hill Drive** | | |
| **Goodlettsville, TN 37072** | | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**Refreshco, LLC, a Tennessee limited liability company**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Peter N. Costanza, IV and Frances Sutton Lipman Costanza, husband and wife**

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 63 on the Plan of Woodmont Estates Number 2, of record in Plat Book 1130, Page 99, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Together with a non-exclusive easement over a PORTION of the following described property and as depicted on Exhibit C of that certain Easment Agreement filed in Instrument Number 20031029-0159244, Register's Office for Davidson Count, Tennessee to-wit:

Being the Westerly part of Lot No. 62 on the Plan of Woodmont Estates No. 2, as of record in Book 1130, page 99, Register's Office for Davidson County, and being more particularly described as follows:
Beginning in the south right of way of Kenway Road at the common corner of lots 62 and 63 shown on said plan;
Thence with said south right of way, along a curve to the left having a radius of 741.2 feet, a distance of 49.68 feet;
Thence leaving said right of way S 15° 16'47"E, 287.52 feet;
Thence S 88°06'59"W, 72.38 feet to the southerly corner of said lots 62 and 63;
Thence along the line of lots 62 and 63 N 9°09'36"W, 197.31 feet to the point of beginning.

Being the same property conveyed to Refreshco, LLC, a Tennessee limited liability company by deed from Liff-Newberry Ventures, a Tennessee joint venture, of record in Instrument No. 20090122-0005682 Register's Office for Davidson County, Tennessee, dated January 16, 2009 and recorded on January 22, 2009.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__X__) unimproved (____) property known as 2811 Kenway Road, Nashville, TN 37215.

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; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 MY/OUR HANDS EFFECTIVE AS OF October 30, 2014:

Refreshco, LLC
by: Zachary Liff
its: President

**STATE OF TENNESSEE** )
)
**COUNTY OF** Davidson )

**CORPORATE ACKNOWLEDGEMENT**

Personally appeared before me, a Notary Public of said County and State, ZACHARY LIFF, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be PRESIDENT of REFRESHCO, LLC, the within named grantor, and that he/she, being authorized to do so, executed the within instrument for the purposes therein contained by signing his/her name on behalf of the corporation.

Witness my hand, at office, this the 30th day of October, 2014.

My Commission Expires: 6.26.16

Notary Public

20141365R

RYAN A. RAFOTH
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

# True Copy Certification

I, Dora Mobley, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Williamson

Personally appeared before me, Ryan A. Rafoth, a notary public for this county and state, Dora Mobley who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 06-26-16

Notary' Seal (if on paper)

