Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
15-1023

STATE OF TENNESSEE
COUNTY OF Tennessee

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $540,000.00

Affiant

BILL GARRETT, Davidson County
Trans:T20150071719 DEEDWARR
Recvd: 08/25/15 08:13 2 pgs
Fees:13.00 Taxes:1998.00
20150825-0085498

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 31st day of July, 2015

Notary Public
Commission Expires: 10/18/16

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Gerald Smith 6109 Melbourne Drive Nashville, TN 37215	SWBC MORTGAGE CORPORATION 9311 San Pedro Avenue, Suite 100 San Antonio, TX 78216	158-03-0-040.00

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, I/WE,

Costello Construction, LLC

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gerald B. Smith, unmarried

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:

LAND in Davidson County, Tennessee, being Lot No. 496 on the plan of Hillsboro Park, Section VIII, of record in Book 2663, Page 96, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said property.

BEING the same property conveyed to Costello Construction, LLC, by Warranty Deed from Matthew Elliott Williams and wife, Jean Ann Williams , dated 7/11/14 and recorded 7/16/14 in Instrument No. 20140716-0062916; and being the same property previously conveyed to Matthew Elliott Williams and wife, Jean Ann Williams, by Warranty Deed form Dane Crosby Honhart and Abigail Coy Honhart, husband and wife, dated 3/15/13 and recorded 3/19/13 in Instrument No. 20130319-0027004, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 6109 Melbourne Drive, 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 GRANTEES, their heirs and assigns forever; and we so 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. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 31st day of July, 2015.

Costello Construction, LLC

BY: _____
Tim Costello, Managing Member

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public in and for said County and State, personally appeared Tim Costello, Managing Member with whom I am personally acquainted, and who, upon oath, acknowledged himself/herself to be the Managing Member of Costello Construction, LLC, the within named bargainor, a limited liability company, and that he/she as such limited liability company, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself/herself as Managing Member.

Witness my hand and official seal at office this 31st day of July 2015.

_____
Notary Public

Commission Expiration: 3/21/17

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY