WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150101905 DEEDWARR
Recvd: 12/02/15 10:41 2 pgs
Fees:13.00 Taxes:814.00

20151202-0121429

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of November, 2015

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

MELODY M. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2018

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney
2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Cadence Construction, LLC	Same As New Lender	Map 91-15
(NAME)	(NAME)	
P.O. Box 85		Parcel 72.00
(ADDRESS)	(ADDRESS)	
Thompson Station, TN 37147		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Wanda H. Costello, widow,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Cadence Construction, LLC, a Tennessee Limited Liability Company,** 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 part of Block 13 on the Map of Realty Saving Bank and Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition, as of record in Book 421, page 18, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Charles C. Costello and wife, Wanda H. Costello by Warranty Deed from Julius A. Rose and wife, Peggy L. Rose, filed for record on November 13, 1968, in Book 4286, page 35, Register's Office for Davidson County, Tennessee. Charles C. Costello having died June 11, 2004, thereby vesting title as Wanda H,. Costello, surviving tenant by the entirety.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2015 real property taxes have been paid, prorated and assumed by the grantee(s); and (b) all matters appearing on the plan of record in Book 421, page 18, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 302 54th Ave N., Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 this 30th day of November, 2015.

Wanda H. Costello

Wanda H. Costello

State of Tennessee
County of Davidson

Personally appeared before me Wanda H. Costello, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 30th day of November, 2015.

Robert L Scruggs

Notary Public Robert L. Scruggs
My Commission Expires: _____

File No.: 36168

