QUITCLAIM DEED

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 0.00

Roger Costa
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of August, 2016

Notary Public:

MY COMMISSION EXPIRES: 7-2-18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Roger W. Costa	Roger W. Costa	Map 08600022800
631 Old Lebanon Dirt Rd.	631 Old Lebanon Dirt Rd.	Group
Hermitage, TN 37076	Hermitage, TN 37076	Parcel

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, we

Roger Costa and Esther Swink, Co-Successor Trustees of the Costa Family Revocable Trust Agreement dated April 1, 1998

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Roger W. Costa and wife, Carol G. Costa

hereinafter called the GRANTEES, their heirs and assigns, all their right, title and interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, commencing at an iron pin located in the center line of the intersection of Old Lebanon Dirt Road and Tulip Grove Road; thence with a curve to the left in a southwesterly direction having a radius of 1465.0 feet and a distance of 671.66 feet to a point; thence South 65 degrees 46 minutes 52 seconds West 90.46 feet to a railroad spike in the center line of Old Lebanon Dirt Road, the point of beginning; thence leaving the center line of said road North 32 degrees 22 minutes 44 seconds West 818.42 feet to an iron pin; thence South 3 degrees 20 minutes 52 seconds West 914.31 feet to a railroad spike in the center line of Old Lebanon Dirt Road; thence with the right of way of said road North 65 degrees 46 minutes 52 seconds East 540.00 feet to the point of beginning.

BEING part of the same property conveyed to Jerry G. Costa, Roger W. Costa and Carol G. Costa by deed from Malinda K. Draper, of record in Instrument 20011207-0135305, dated November 27, 2001, Register's Office for said County. The said Jerry G. Costa died testate on August 5, 2003 and the Will was admitted to Probate as Probate No. 04P321 of record in Probate Court of Davidson County, Tennessee. The Grantors herein execute this instrument as Devisees Under the Will of Jerry G. Costa.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )
This is Improved (X) property, known as 631 Old Lebanon Dirt Road, Hermitage, TN 37076

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 10th and 17th day of August, 2016.

The Costa Family Revocable Trust Agreement dated April 1, 1998
By:

Roger Costa
Roger Costa, Co-Successor Trustee

Esther Swink
Esther Swink, Co-Successor Trustee

BILL GARRETT, Davidson County
Trans:T20160071860 DEEDQC
Recvd: 08/18/16 09:08 2 pgs
Fees:12.00 Taxes:0.00

20160818-0086214

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Roger Costa, Co-Successor Trustee of the Costa Family Revocable Trust Agreement dated April 1, 1998, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 17th day of August, 2016.

My Commission Expires: 7.2.18

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Esther Swink, Co-Successor Trustee of the Costa Family Revocable Trust Agreement dated April 1, 1998, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 10th day of August, 2016.

My Commission Expires: 10/18/16

Notary Public

SHARON KELLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.