Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20170052191 DEEDWARR
Recvd: 06/19/17 13:46 2 pgs
Fees:13.00 Taxes:3968.25
20170619-0061319

39-B
File #17-1161

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Carla Rosenthal, a married woman**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Stephen Kost and Beth Kost, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 60 on the Plan of Revised Final Plat of Whitworth, Phase 01, of record in Plat Book 7900, Pages 140 through 144, inclusive and amended in Book 9016, Page 612, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Mark Rosenthal and Carla Rosenthal, husband and wife by Warranty deed from David L. Davis and Deirdre M. Davis, husband and wife of record in Instrument No. 20040503-0050041 Register's Office for Davidson County, Tennessee, dated April 30, 2004.

Being the same property conveyed to Carla Rosenthal, a married woman by Quitclaim deed from Mark Rosenthal and wife, Carla Rosenthal of record in Instrument No. 20150717-0070261 Register's Office for Davidson County, Tennessee, dated July 17, 2015. Carla Rosenthal is married to Mark Rosenthal who joins in this conveyance to convey any and all marital interest in the property.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 14 Westlake Drive, Nashville, TN 37205.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 12th day of June, 2017.

Carla Rosenthal

Mark Rosenthal

State of Tennessee)
County of Davidson)

On this 12th day of June, 2017, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Carla Rosenthal and Mark Rosenthal, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5/8/18

ANGELA V. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 1,072,500.00.

Affiant

Sworn and subscribed before me on this the 12th day of June, 2017.

Notary Public

My Commission Expires: _____

STEVEN G. WATERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 02-28-2020

NEW OWNER:
Stephen Kost
14 Westlake Drive
Nashville, TN 37205

RESPONSIBLE FOR TAX PAYMENT:
New Owner

TAX MAP-PARCEL #:
104-14-0G-014.00