Davidson County	DEEDWARR
Recvd: 08/31/17 14:42	3 pgs
Fees:18.00 Taxes:1109.63	
20170831-0089780	

Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $299,900.00.

Affiant

KEMBERLY POWELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Subscribed and sworn to before me this 31st day of August, 2017.

Notary Public
My Commission Expires: 3-30-21

17-0404

Address of New Owner:	Send Tax Bills to:	Tax Information:
Jonathan Costello	FirstBank	
1509 Rachaels Ridge	318 Seaboard Lane, Ste. 205	086-04-OC-034.00-CO
Hermitage, TN 37076	Franklin, TN 37067	

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, we

Christopher W. Huffman, married,

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

Jonathan Costello and Jena Costello, husband and wife,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Final Plat, Jackson's Grove, Phase Three of record in Plat Book 9700, Page 988, 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 Christopher W. Huffman by Warranty deed from Brody S. West and wife, Christine V. West of record in Instrument No. 20140725-0066417 Register's Office for Davidson County, Tennessee, dated July 18, 2014 and recorded on July 25, 2014.

Being also known as 1509 Rachaels Ridge Hermitage, Tennessee 37076.

The spouse of the grantor joins in this conveyance to convey her marital interest, if any, in the subject property.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **1509 Rachaels Ridge, Hermitage, TN 37076.**

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 our hands this 31st day of August, 2017.

Christopher W. Huffman

Samantha Huffman

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Christopher W. Huffman and Samantha Huffman**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 31st day of August, 2017.

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Kimbra Spann, Notary Public
State of Tennessee at Large
My Commission Expires: 03/03/19

True Copy Certification

I, KEMBERLY POWELL, 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 Tennessee
County of Sumner

Personally appeared before me, Kristen M. Traini, a notary public for this county and state, KEMBERLY POWELL who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

My Commission Expires: OCT 2 0 2020
Notary's Seal (if on paper)