Bill Garrett Davidson County
Batch# 103506 DEEDWARR
06/12/2018 01:15:30 PM 2 pgs
Fees: $13.00 Taxes: $845.45
20180612-0056429

(Space above for Recording Information)

Prepared by:
Continental Title Insurance Com
Steven T. Richardson
6320 Highway 41-A, Ste. 200,
Pleasant View, TN 37146

ALISHA M DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value for this transfer is $228,500.00

Affiant

Subscribed and sworn to before me, this 8th day of June, 2018.

Notary Public – Alisha M Duncan
My commission expires:

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Rhyan Davis Costill 6548 Marauder Dr Nashville, TN 37209	New Owner	**102-03-0-132.00**

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Robert H Wolfenbarger Married**, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Danielle Sue Costill and Rhyan Davis Costill, Equal Tenants in Common**, 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. 1256 on the plan of Charlotte Park, Section 20, of record in Book 3600, Page 90, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said Lot 1256.

Said Lot No. 1256 fronts 89.00 feet on the northeasterly margin of Marauder Drive and extends back 141.7 feet on the northwesterly line and 164.00 feet on the southeasterly line to a dead line in the rear, measuring 66.60 feet thereon.

Being the same property conveyed to Robert H. Wolfenbarger, a single person by Warranty Deed from Edmund M Krispin, a single person, by Deed dated September 30, 1992, recorded October 1, 1992, and filed for record in Book 8745, Page 476, Register's Office for Davidson County, Tennessee.

Jackie Wolfenbarger is married to Grantor and joins herein to divest herself from all rights, title, interest and homestead she may have acquired by virtue of her marriage to Grantor and vests all of those rights into Grantee herein.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set

out on any applicable plat of record. The Current year property taxes have been prorated and are being assumed by Grantees herein.

This property is improved property known as 6548 Marauder Dr, Nashville, TN 37209.

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, successors and assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind himself/herself, his/her heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 8th day of June, 2018.

Robert H Wolfenbarger

Jackie Wolfenbarger

State Of Tennessee
County Of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Robert H Wolfenbarger and Jackie Wolfenbarger, with whom I am personally acquainted (or proved to me identity based upon satisfactory proof presented), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this June 8, 2018.

Steven Richardson
State of Tennessee Notary

STEVEN RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

My Commission expires 10/14/20