Warranty Deed

Bill Garrett Davidson County
Batch# 112565 **DEEDWARR**
07/05/2018 08:13:07 AM 2 pgs
Fees: $13.00 Taxes: $3,274.50

20180705-0064799

STATE OF TENNESSEE
COUNTY OF DAVIDSON

RYAN TERRELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

The actual consideration or value, whichever is greater, for this transfer is $885,000.00.

Affiant

Subscribed and sworn to before me, this the 29th day of June, 2018.

Notary Public

My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
David E. Marcovitz Sabrina J. Poon	new owner	
2011 Linden Avenue		104-16-0-170.00
Nashville, TN 37212-5021		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **RYAN FORBES MCCOSTLIN AND ELIZABETH BROOKS MCCOSTLIN, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DAVID E. MARCOVITZ AND SABRINA J. POON, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being part of Lots Nos. 88 and 89 on the Plan of George W. Blair' s Subdivision of Belmont Heights as of record in Plat Book 332, page 117, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning in the South right of way of Linden Avenue at a point located 248.1 feet West of Altura Place; thence leaving said Linden Avenue South 02 degrees 08' 01" West, 107.86 feet to an iron pin; thence South 87 degrees 52' 13" East, 2.00 feet; thence South 02 degrees 07' 26" West, 100.00 feet to an iron pin in the North right of way of an alley; thence along said alley North 87 degrees 05' 56" West 52.00 feet to an iron pin; thence leaving said alley North 02 degrees 07' 46" East 208.00 feet to the South right of way of Linden Avenue; thence along said Linden Avenue South 86 degrees 54' 32" East, 50.00 feet to the point of beginning.

Being the same property conveyed to Ryan Forbes McCostlin and Elizabeth Brooks McCostlin, husband and wife by Warranty deed from Martin Egli and Sohee Park, husband and wife of record in Instrument No. 20150514-0044611 Register's Office for Davidson County, Tennessee, dated May 12, 2015 and recorded on May 14, 2015.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE # 6-2-18-2011

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2011 Linden Avenue, Nashville, TN 37212-5021, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 29th day of June, 2018.

Ryan Forbes McCostlin

Elizabeth Brooks McCostlin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Ryan Forbes McCostlin and Elizabeth Brooks McCostlin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 29th day of June, 2018.

Notary Public

My Commission Expires: 7-2-18

