Bill Garrett Davidson County
Batch# 118811 DEEDWARR
07/20/2018 10:07:01 AM 2 pgs
Fees: $13.00 Taxes: $1,405.63
20180720-0070878

G#30989-2

WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is **$379,900.00.**

Affiant

Subscribed and sworn to before me, this the 18th day of July, 2018.

Notary Public

My commission expires: 3/28/22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Daniel Thomas Rosencrans and Lindsey Marie Connolly		**141140A03900CO**
7808 Haydenberry Cove	New Owner	
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Robert Costanza and wife, Kelly D. Costanza

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Daniel Thomas Rosencrans, unmarried, and Lindsey Marie Connolly, unmarried, as joint tenants with right of survivorship

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. 39 on the Revised Plan of Hanover Park of Sheffield, Residential PUD, of record in Book 9700, Pages 154, 155, and 156, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Kelly D. Costanza, a married woman, by Warranty Deed dated January 28, 2003, from Kontak Lee and wife, Sinok Lee, of record in Instrument No. 20030204-0015427, Register's Office for Davidson County, Tennessee. And further conveyed to Robert Costanza and wife, Kelly D. Costanza, by Quitclaim Deed dated February 4, 2005, from Kelly D. Costanza, of record in Instrument No. 20050214-0016469, said Register's Office.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Book 9700, Pages 154, 155, and 156, Register's Office for Davidson County, Tennessee;

2) Declaration of Covenants, Conditions and Restrictions for Hanover Park, of record in Book 10020, Page 110, amended in Book 10301, Page 178, and in Book 10640, Page 950, Register's Office for Davidson County, Tennessee;

3) Charter of Hanover Park Homeowners Association, Inc., of record in Book 10024, Page 619, Register's Office for Davidson County, Tennessee;

4) Quitclaim Deed to Hanover Park Homeowners Association, Inc., for common areas and open space, of record in Book 10907, Page 505, Register's Office for Davidson County, Tennessee;

5) Easement for right-of-way and public utilities, of record in Book 3817, Page 891, Register's Office for Davidson County, Tennessee;

6) Subject to Boundary Plat of record in Book 7900, Page 999, said Register's Office; and,

7) Taxes for the current year which have been prorated and assumed by the Grantees herein and the subsequent years, not yet due and payable.

This is improved property, known as: **7808 Haydenberry Cove, Nashville, TN 37221**.

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 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 my/our hand(s) this **18th** day of **July, 2018.**

Robert Costanza

Kelly D. Costanza

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Robert Costanza and wife, Kelly D. Costanza,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **18th** day of **July, 2018.**

Notary Public

My Commission Expires: 11/8/21

