Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
18-1559TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 262,700.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31st day of October, 2018.

WILLIAM B. COBLE JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Notary Public
Commission Expiration: 05/06/2019

Karen Y Johnson Davidson County
Batch# 164551 DEEDWARR
11/21/2018 03:41:30 PM 3 pgs
Fees: $18.00 Taxes: $971.99
20181121-0114856

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Dominic J. Cosentino 231 E. End Rd Goodlettsville, TN 37072	New owner	002 00 0 024.01

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, **Justin B. Collier and Kathryn D. Collier, husband and wife**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Dominic J. Cosentino, a married man,** 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:

Property known as 231 E. End Rd Goodlettsville, TN 37072, County of Davidson to wit:

First Tract: Being in the 10th Civil District of Davidson County, Tennessee, on East End Road near Ridgetop and being Lot Number 2 of an unrecorded plan of E.M. Gammon, et ux land, surveyed by C.J. Carney on September 11, 1962. Beginning at a point in the center of East End Road, running South 69 degrees East 55 feet to a point; thence South 84 degrees 15 minutes East continuing with the center of said Road 115 feet; thence North 192 feet; thence West 168 feet; thence South 162 feet to the point of beginning.

Second Tract: Being in the 10th Civil District of said County, on East End Road near Ridgetop, and being Lot Number 3 of an unrecorded plan of E.M. Gammon, et ux land, surveyed by C.J. Carney, on September 11,1962. Beginning at a point in the center of East End Road, running South 84 degrees 15 minutes East 15 feet to a point; thence North 74 degrees 45 minutes East 167 feet to Crawford's line; thence due North 150 feet to an oak stump; thence due West 176 feet to a corner Lot Number 2; thence due South 192 feet; to the beginning.

Being the same property conveyed to Justin B. Collier and Kathryn D. Collier, husband and wife, by deed from Elaina Carillon, an unmarried woman, dated 04/29/2016, filed and recorded 05/11/2016, of record as Instrument No. 20160511-0046658, said Register's Office.

Tax Map and Parcel ID is as follows 002 00 0 024.01

LTE File No.: 18-1559TN

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 231 E. End Rd, Goodlettsville, TN 37072

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 unemcumbered, 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 hand this 31st day of October, 2018.

Justin B. Collier

Kathryn D. Collier

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of October, 2018, before me personally appeared **Justin B. Collier and Kathryn D. Collier**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 31st day of October, 2018.

T. GARRISON STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

Notary Public
Commission Expiration: 3/22/22

LTE File No.: 18-1559TN

True Copy Certification

I, Connie Taylor, 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 Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212