THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 181118343**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $699,000.00. Affiant Subscribed and sworn to before me, this 14th day of December, 2018. Notary Public My Commission Expires:

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2022

Karen Y Johnson Davidson County
Batch# 175597 DEEDWARR
12/18/2018 03:39:03 PM 2 pgs
Fees: $13.00 Taxes: $2,586.30

20181218-0123048

WARRANTY DEED

Address New Owner: Ryan F. McCostlin and Elizabeth B. McCostlin 229 Lauderdale Road Nashville TN 37205	Send Tax Bills To: FIRST TENNESSEE BANK NA 101 SUNSET AVE ASHEBORO, NC 27203	Tax Information: Tax Parcel ID No. 103-12-0-079.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Leah B. Steen, Executor of Estate of Peggy B. Cason** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ryan F. McCostlin and Elizabeth B. McCostlin, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 16, BLOCK I, PLAN OF CHEROKEE PARK, SECOND SECTION, as shown on plat of record in Plat Book 547, Pages 175 and 176, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Peggy B. Cason, unmarried woman by Warranty Deed from Jacqueline Bracken Fisher, unmarried, recorded on the 11th day of April, 2014 in Instrument No. 20140411-0030391, in the Register's Office of Davidson County, Tennessee. Peggy B. Cason having since died on July 30th, 2018 and Last Will and Testament of Peggy B. Cason having been filed in Probate Docket No. 18P1464, in the Register's Office of Davidson County, Tennessee. Said Last Will and Testament having named Leah B. Steen as Executor of the Estate of Peggy B. Cason.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CHEROKEE PARK, SECOND SECTION, as recorded in Plat Book 547, Page(s) 175 and 176.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 229 Lauderdale Road Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of December, 2018.

Estate of Peggy B. Cason

By: _____
Leah B. Steen, Executor

STATE OF WASHINGTON
COUNTY OF KING

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Leah B. Steen with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Executor of the Estate of Peggy B. Cason the maker or the constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 14th day of December, 2018.

_____
Notary Public

