Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

39-B
File #18-1415

Karen Y Johnson Davidson County
Batch# 179408 **DEEDWARR**
01/02/2019 08:50:16 AM 2 pgs
Fees: $13.00 Taxes: $2,158.95

20190102-0000041

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Lauren Elizabeth Kilgore and Matthew Whiteman Dixon, wife and husband**, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto **Jane Coleman Cottone and Michael Cottone, wife and husband**, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being Lot No. 10 of Block "K" on the Plan of Cherokee Park, 3rd, Addition, of record in Book 843, Pages 2 and 3, Register's Office for said County, Tennessee, to which reference is made for a more complete description thereof..

Being the same property conveyed to Lauren Elizabeth Kilgore and Matthew Whiteman Davis, wife and husband, by Quitclaim Deed from Lauren Elizabeth Kilgore, an unmarried woman, dated July 18, 2017, of record in Instrument No. 20170719-0072802, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 4120 Aberdeen Road, Nashville, TN 37205.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 31st day of December, 2018.

Lauren Elizabeth Kilgore

Matthew Whiteman Dixon

State of Tennessee)
County of Davidson)

On this 31st day of December, 2018, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Lauren Elizabeth Kilgore and Matthew Whiteman Dixon, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/8/22

ANGELA POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 8, 2022

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 583,500.00.

Affiant

Sworn and subscribed before me on this the 31st day of December, 2018.

Notary Public

My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

NEW OWNER:
Michael A. Cottone
4120 Aberdeen Road
Nashville, TN 37205

RESPONSIBLE FOR TAX PAYMENT:

NEW OWNER

TAX MAP-PARCEL #:
103-08-0-200.00