THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190420050**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $410,000.00. Affiant Subscribed and sworn to before me, this 15th day of May, 2019. Notary Public My Commission Expires: ___

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

Karen Johnson Davidson County
Batch# 230973 DEEDWARR
05/16/2019 11:00:58 AM 2 pgs
Fees: $13.00 Taxes: $1,517.00

20190516-0046255

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
4705 Alabama Avenue Partnership 4705 Alabama Avenue Nashville, TN 37209	New Owner	Tax Parcel ID No. 11507001700

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, **Bryan Coston, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **4705 Alabama Avenue Partnership, a Tennessee General Partnership**, ("Grantee"), 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 No. 12, on the plan of Brook Meade, Section II, as shown on plat of record in Plan Book 2133, Page 76, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed by Warranty Deed from Catherine Lundquist and Erik Lundquist, wife and husband to Bryan Coston, a married man, as recorded on the 16th day of July, 2018 in Instrument No. 20180716-0068721 and Warranty Deed from Richard H. Lowe, III to Catherine Lundquist, a married woman, as recorded on the 23rd day of January, 2014 in Instrument No. 20140123-0006398, in the Register's Office of Davidson County, Tennessee.

Ashley Coston joins in this instrument for the purpose of conveying any and all interest in said property.

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 BROOK MEADE, SECTION II, as recorded in Plat Book 2133, Page(s) 76.

Covenants, Conditions and Restrictions as set forth in Covenants, Conditions, Easements and Restrictions recorded in Book 2204, Page 349 Amended in Book 2881, Page 323.

Liens, encumbrances, or claims thereof, which are not shown by the public record.

This is improved property located at 709 Brook Hollow 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 15th day of May, 2019.

Bryan Coston

Ashley Coston

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Bryan Coston and Ashley Coston, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of May, 2019.

Notary Public

My Commission Expires: _____

