Karen Johnson Davidson County
Batch# 238849 DEEDWARR
06/05/2019 09:09:30 AM 3 pgs
Fees: $18.00 Taxes: $1,609.50
20190605-0053555

	State of Tennessee County of Williamson The actual consideration or value, whichever is greater, for this transfer is **$435,000.00.** Michelle Burke Affiant Subscribed and sworn to before me, this the 30th day of May, 2019. Rebecca A. Donna Notary Public My commission expires: 5.19.20 (AFFIX SEAL)

Rebecca A. Donna Notary Public State of Tennessee Rutherford County

THIS INSTRUMENT WAS PREPARED BY:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Michael S. Burke	Cap Star Bank	**155-16-0A-340.00 CO**
1416 Trace Ridge Lane	2002 Richard Jones Rd, Ste 320	
Nashville, TN 37221	Nashville, TN. 37215	

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, I,

Joseph D. Codispoti, Jr., unmarried

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

Michael S. Burke, a single man

HEREINAFTER CALLED THE GRANTEE, 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. 17, on the Plan of Traceside, Section Nine, of record as Instrument Number 20000103-0000455 and 20000103-0000456, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to JOSEPH D. CODISPOTI, JR. AND WIFE, JAMIE CODISPOTI, by deed from DOUGLAS A. LESKY, UNMARRIED AND JEFFREY R. STEELE, UNMARRIED, of record in Instrument No. 20080610-0059832, dated May 30, 2008, said Register's Office. Being further conveyed to JOSEPH D. CODISPOTI, JR., by quitclaim deed from JAMIE CODISPOTI, of record in Instrument No. 20120806-0069406, dated July 25, 2012, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved (__X__) Unimproved (____) property known as **1416 Trace Ridge Lane, 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, their heirs and assigns, forever; and Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 30th day of May, 2019.

Joseph D. Codispoti, Jr.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Joseph D. Codispoti, Jr.**, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **30th** day of **May, 2019.**

Notary Public

My Commission Expires: 10-3-2022

GREGORY S. PERRONE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Michelle W. Locke, do hereby make oath that I am 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.

Michelle W Locke
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Amber Roberts, a notary public for this county and state, Michelle W. Locke, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Amber Roberts
Notary Public

My Commission Expires: 8/29/20

