19-CO-491

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

LEIGH A. TURNER
STATE OF TENNESSEE NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $475,000.00

Affiant

Subscribed and sworn to before me this 6th day of September, 2019.

Notary Public
My commission expires: My Commission Expires October 21, 2020

Karen Johnson Davidson County
Batch# 282368 DEEDWARR
09/09/2019 08:23:40 AM 2 pgs
Fees: $13.00 Taxes: $1,757.50

20190909-0090475

Address of New Owner:	Send Tax Bills to:	Tax Information
Micah Joel Cost 4808A Michigan Avenue Nashville, TN 37209	Micah Joel Cost 4808A Michigan Ave Nashville TN 37209	091-07-0-403

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Alicia N. Hudson, an unmarried woman,** hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to **Micah Joel Cost and Kyle Cost, husband and wife,** hereinafter called the Grantee(s) their heirs and assigns. a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 715 of Block 108 on No.1 Plan of West Nashville of record in Plat Book 57, Page 74 and 75, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed by Warranty Deed from Eugene Hudson, unmarried to Alicia N. Hudson, unmarried of record in Instrument No. 20151027-0109418 Register's Office for Davidson County, Tennessee

This conveyance is made subject to the following:

1. All matters appearing on the plan of West Nashville of record in Plat Book 57 Page 74 & 75Register's Office for Davidson County, Tennessee.

This property is improved property known as 4808A Michigan Avenue, Nashville, TN 37209

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 6th day of September, 2019.

Alicia N. Hudson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 6th day of September, 2019, before me personally appeared Alicia N. Hudson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 6th day of September, 2019.

Notary Signature
My commission expires: 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY