THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 200325536

Karen Johnson Davidson County
Batch# 398253 **DEEDWARR**
05/11/2020 12:20:06 PM 2 pgs
Fees: $13.00 Taxes: $1,295.00

20200511-0048670

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $350,000.00.

Affiant

Subscribed and sworn to before me, this 8th day of May, 2020.

Notary Public
My Commission Expires: 7/9/22

PAM McBROOM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Aspen Construction 3209 Granny White Pike Nashville TN 37204	New Owner 8005 Church St. E. Ste 201 Brentwood, TN 37027	Tax Parcel ID No. 118-05-0-018.00

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, **Edith A. Costanza, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Aspen Construction, LLC**, ("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 part of Lot 187 on the map.of Victoria Place of record in Book 332, page 10, in the Register's Office for said County.

Said Lot No. 187 fronts 50 feet on the westerly side of Granny White Pike and runs back between parallel lines with the northerly margin of Clayton Avenue 150 feet to an alley.

INCLUDED in the above description but EXCLUDED from this conveyance is that portion of the above described property conveyed to the State of Tennessee for highway purposes as of record in Book 4797, page 271, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to EDITH A. COSTANZA, by deed from DEMPSEY HUTCHISON AND WIFE, JOANNE HUTCHISON, of record in Book 6731, page 76 , dated December 6, 1985 , said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 118-05-0-018.00.

Matters shown on the Plan of record in Plat Book 332, page 10, said Register's Office.

Easement as contained in deed of record in Book 4797, page 271, said Register's Office.

This is improved property located at 3209 Granny White Pike Nashville TN 37204

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 8th day of May, 2020.

Edith A Costanza by Kate Rosenthal

Edith A. Costanza by Kate Rosenthal, her Attorney-in-Fact

attorney in fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kate Rosenthal, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Edith A. Costanza and that she is authorized by Edith A. Costanza to execute this instrument on her behalf.

Witness my hand, at office, this 8th day of May, 2020.

Jandersen

Notary Public

My Commission Expires: _____

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