# WARRANTY DEED

JUDY REED
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $477,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of July, 2020

Notary Public

MY COMMISSION EXPIRES: 11-20-21

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Southeast Title of Murfreesboro, LLC, 805 South Church Street, Suite 11, Murfreesboro, TN 37130

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Kyle Schulz Costello<br>Kristen Nicole Mitchell-Dick | CrossCountry Mortgage, LLC | 091130500200CO |
| (NAME) | (NAME) | |
| 524 East Bend Drive | 6850 Miller Road | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37209 | Brecksville, OH 44141 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

Karen Johnson Davidson County
Batch# 440191 **DEEDWARR**
07/20/2020 08:15:19 AM 2 pgs
Fees: $13.00 Taxes: $1,766.75

20200720-0079038

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Adam Hambrick and Merritt Hambrick, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Kyle Schulz Costello and Kristen Nicole Mitchell-Dick, as joint tenants with rights of survivorship,** hereinafter called the GRANTEES, 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 Unit No. B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 524 East Bend Drive Townhomes, a Horizontal Property Regime with Private Elements as shown by plat of record in Instrument No. 20160829-0090009 and being shown on Plat attached thereto as Exhibit "C", of the Register's Office of Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Adam Hambrick and Merritt Hambrick, husband and wife by deed from Jean Lafiette Designs, LLC, A Tennessee Limited Liability Company, of record in Instrument No. 20170724-0074790, Register's Office for said County.

unimproved ☐

This is improved ☑ property, known as 524 East Bend Drive, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is 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 hands this 15th day of July, 2020.

Adam Hambrick

Merritt Hambrick

State of Tennessee
County of Davidson

Personally appeared before me Adam Hambrick and Merritt Hambrick, with whom I am personally acquainted, and who acknowledged that executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 15th day of July, 2020.

Notary Public Jenny Averhoff
My Commission Expires: 9-19-22

File No.: 1874

