Prepared by:
Realty Title & Escrow Company, Inc.
206 A Cool Springs Blvd., Suite 104
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $650,000.00.

Affiant

Karen Johnson Davidson County
Batch# 460166 **DEEDWARR**
08/19/2020 11:34:44 AM 2 pgs
Fees: $13.00 Taxes: $2,405.00
20200819-0093400

Subscribed and sworn to before me, this 30th day of June, 2020.

Notary Public
My commission expires: 7/9/22

PAM McBROOM NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

02-2003-50835

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Aspen Construction, LLC 8005 Church St. E. Ste 201 Brentwood, TN 37027	Aspen Construction, LLC 8005 Church St. E. Ste 201 Brentwood, TN 37027	118-06-0-027.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Macon Cosby also known as Macon Bernard Cosby, Heir of the Estate of Carl Cosby, deceased**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Aspen Construction, LLC.**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot 72-B and the northerly 19 feet of Unit 3 of Lot 73-B, on the Plan of Section 1, Battlefields Estates Re-Subdivision of Vaulx Lands, of record in Book 843, Pages 96 and 97, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to O. C. Cosby, Sr. and wife, Ruby S. Cosby by deed from Ella H. Martin, a widow, dated December 14, 1967, recorded December 18, 1967, of record in Book 4198, Page 949, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Ruby S. Cosby, trustee, or successor trustee(s) of the Ruby S. Cosby Trust dated March 9, 1998, a revocable living trust by Quitclaim Deed from Ruby S. Cosby, reserving a life estate, dated March 9, 1998, recorded April 20, 1998, of record in Book 10890, Page 837, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Ruby Cosby, single by Quitclaim Deed from Ruby S. Cosby, Trustee, dated June 22, 2007, recorded June 28, 2007, of record in Instrument No. 20070628-0077155, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Ruby Cosby, an unmarried woman and her son, Carl Cosby, an unmarried man by Quitclaim Deed from Ruby Cosby, an unmarried woman, dated June 10, 2011, recorded June 23, 2011, of record in Instrument No. 20110623-0048288, Register's Office for Davidson County, Tennessee. The said Ruby Cosby having since died on December 6, 2011, thereby vesting title as Carl Cosby, an unmarried man.The said Carl Cosby, also known as Carl Eugene Cosby, having since died intestate on February 2, 2020. Macon Bernard Cosby is shown as the Heir at law of Carl Eugene Cosby according to the Seventh Circuit Court for the Twentieth Judicial District State of Tennessee/Metropolitan Nashville-Davidson County (Probate Division) under Docket No. 20P375 and Affidavit of Heirships of record in

Instrument Number 20200713-0076455 and Instrument Number 20200713-0076456, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2929 Vaulx Lane, Nashville, TN 37204.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

WTNESS my hand this 7th day of August, 2020.

Macon Bernard Cosby

Macon Bernard Cosby, Heir of the
Estate of Carl Cosby, deceased

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Macon Bernard Cosby, Heir of the Estate of Carl Cosby, deceased**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes ~~therein~~ contained.

Witness my hand in Franklin, TN, this 7th day of August, 2020.

Notary Public

My Commission expires: 03/03/21

SETH A. DEARINGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY