THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 200829969

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $845,000.00.

Affiant

Subscribed and sworn to before me, this 29th day of September, 2020.

Notary Public
My Commission Expires: May 15, 2021

QUENTIN ISABELL STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Karen Johnson Davidson County
Batch# 486021 DEEDWARR
09/30/2020 09:07:45 AM 2 pgs
Fees: $13.00 Taxes: $3,126.50

20200930-0112473

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Todd Brauch and Emily Brauch 3721B Woodmont Lane Nashville TN 37215	New Owner	Tax Parcel ID No. 116-12-0P-002.00-CO

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, **Joshua J. Coster, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Philip Todd Brauch and Emily Guyton Brauch, husband and wife**, ("Grantees"), their 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 Unit B, along with its Private Elements and Limited Common Elements, of Homes at 3721 Woodmont Lane, a Horizontal Property Regime with Private Elements, as shown on Exhibit "B" of Instrument No. 20130917-0097901, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Joshua J. Coster, married by Quitclaim deed from Lawrence Sorce, unmarried and Joshua J. Coster, married, as joint tenants with right of survivorship of record in Instrument No. 20191101-0112789 Register's Office for Davidson County, Tennessee, dated October 15, 2019 and recorded on November 01, 2019.

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.

Taxes for the year 2020, a lien not yet due and payable and all years thereafter.

Subject to all matters shown on the Plan of record in Plat Book 1130, Page 13, Register's Office for Davidson County, Tennessee.

Water rights Agreement of record in Book 1071, Page 420, in the Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20130917-0097901, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is

exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 3721B Woodmont Lane Nashville TN 37215

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 28th day of September, 2020.

Joshua J. Coster

Cristin Coster

STATE OF TENNESSEE)
COUNTY OF Sumner)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Joshua J. Coster and Cristin Coster, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of September, 2020.

Notary Public
My Commission Expires: May 15, 2021

QUENTIN ISABELL
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY