Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
[illegible] Westgate Circle, Suite 150
[illegible], TN 37027

WARRANTY DEED

Karen Johnson Davidson County
Batch# 507764 DEEDWARR
11/03/2020 10:07:57 AM 2 pgs
Fees: $13.00 Taxes: $3,977.50

20201103-0128354

R-VRES-20-124

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,075,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF OCTOBER, 2020.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Joshua J. Coster	**New Owner**	
(NAME) **124 Allendale Drive**	(NAME)	**115-16-0-090.00**
(ADDRESS) **Nashville, TN 37205**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **PHILLIP SUPERNAW, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOSHUA J. COSTER, MARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 45 on the Plan of West Meade Farms, Section 3 of record in Plat Book 1835, Page 4, in the 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 to Phillip Supernaw, an unmarried man by Warranty deed from Andrews Wildwood, LLC, a Tennessee limited liability company of record in Instrument No. 20180322-0027094 Register's Office for Davidson County, Tennessee, dated March 16, 2018 and recorded on March 22, 2018.

This Instrument was executed on behalf of Phillip Supernaw, by Laura Mitchell pursuant to the Power of Attorney executed by Phillip Supernaw on October 13, 2020, of record in 20201103-0128352, Register's Office for Davidson County, Tennessee.

This Instrument was executed on behalf of Abigail Floyd Supernaw, by Laura Mitchell pursuant to the Power of Attorney executed by Abigail Floyd Supernaw on October 13, 2020, of record in 20201103-0128353, Register's Office for Davidson County, Tennessee.

NOTE: ABIGAIL FLOYD SUPERNAW JOINS IN THE EXECUTION OF THIS INSTRUMENT FOR THE PURPOSE OF CONVEYING HER INTEREST, MARITAL OR OTHERWISE, IN THE ABOVE DESCRIBED PROPERTY

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 1835 , Page 4, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **124 Allendale Drive, Nashville, Tennessee 37205**.

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; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 30th DAY OF OCTOBER, 2020.

Phillip Supernaw by Laura Mitchell, Attorney - in - fact
Phillip Supernaw by Laura Mitchell, Attorney In Fact

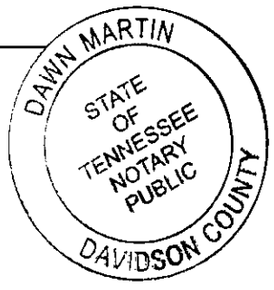
Abigail Floyd Supernaw by Laura Mitchell, Attorney - in - fact
Abigail Floyd Supernaw by Laura Mitchell, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Laura Mitchell, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of PHILLIP SUPERNAW ABIGAIL FLOYD SUPERNAW, and who acknowledged they executed the same as the free act and deed of the said PHILLIP SUPERNAW AND ABIGAIL FLOYD SUPERNAW.

Witness my hand and official seal, this the 30th of October, 2020.

Dawn Martin
Notary Public
My Commission Expires: 10/2/23
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212