This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
2040235

Return to:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 12/01/04 10:10 2pgs
Fees:13.00 Taxes:3015.50

20041201-0142805

Send Tax Bills To:

Same

New Owner is:
Matthew and Julie Spencer
7 Foxvale Lane
Nashville, TN 37221

MAP: 178-70.00
PARCEL:

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Alan A. Costa and spouse Jacqueline V. Costa**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Matthew Spencer and wife, Julie Spencer**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of land located in the Second Civil District of Davidson County, Tennessee, being Lot No. 4 on the Plan of Fox Hollow Farms, and shown as Exhibit "A" to the Declaration of Restrictions of record in Book 8960, page 268, said Register's Office, being more particularly described as follows:

BEGINNING at a point in the north boundary of Fox Hollow, being a southeast corner of Robert F. Stamps; thence with the east line of Lot No. 4 South 23 degrees 50' 20" East 332.09 feet to a point; thence with the southerly line of Lot No. 4 South 65 degrees 59' 08" West, 495.62 feet to a point; thence with the west line of Lot No. 4 North 22 degrees 17' 49" West, 557.18 feet to a point in the south line of said Stamps; thence with Stamps, South 88 degrees 54' 42" East, 530.00 feet to the point of beginning, containing 21.7820 square feet. Together with and subject to that certain easement for ingress and egress purposes of record in Book 8916, page 345 and corrected in Book 8960, page 247, in the said Davidson County Register of Deeds Office.

Being the same property conveyed to Alan A. Costa and spouse, Jacqueline V. Costa from Tri-Star Builders, Inc., a corporation, by Quitclaim Deed dated February 26, 1999 and recorded March 1, 1999 in Book 11360, page 234, Register's Office for Davidson County.

This conveyance is subject to Restrictions of record in Book 8960, page 268; Book 8960, page 252; and Book 8353, page 866; and Easements of record in Book 8916, page 345 and Book 8960, page 247, Register's Office for Davidson County.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 23rd day of November, 2004.

GRANTOR:

Alan A. Costa

Jacquéline V. Costa

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Alan A. Costa and spouse Jacqueline V. Costa**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 23rd day of November, 2004.

M. LYNN BODDEN NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN. MY COMM. EXP. 10/22/05

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $815,000.00.

Affiant

SWORN TO and subscribed before me this 23rd day of November, 2004.

M. LYNN BODDEN NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN. MY COMM. EXP. 10/22/05

NOTARY PUBLIC
My commission expires: _____