07

Realty Title
Box 48A

Prepared by: & Return to:
Realty Title & Escrow Company, Inc.
206 B Cool Springs Blvd., Suite 206
Franklin, TN 37067

Davidson County DEEDWARR
Recvd: 11/20/06 11:08 2 pgs
Fees:13.00 Taxes:684.50
20061120-0143604

Deborah K. Devine
State of Tennessee Notary Public
Davidson County

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $185,000.00

Affiant

Subscribed and sworn to before me, this 15th day of November, 2006.

Notary Public
My commission expires: 11/22/08

07-0610-83074

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Brian Costello | ABN Amro Mortgage | 172-12-0-B-006.00CO |
| 6072 Bradford Hills | 4242 N. Harlem Ave, | |
| Nashville TN 37211 | Norridge, IL 60706 | |

## 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, **Mitzi L. Garzon, now Kent and Madgalena Garzon,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Brian Costello, unmarried**, hereinafter called the Grantees, their successors 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 Lot No. 21, on the Plan of Plan of Bradford Hills, Section One, of record in Book 7900, Page 6, as amended in Plat 7900, Page 110-112, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mitzi L. Garzon and Madgalena Garzon by deed from Associates Relocation Management Company, Inc., a Colorado Corporation, dated July 16, 1997, recorded July 18, 1997, of record in Book 10533, Page 966, Register's Office for Davidson County, Tennessee.

Sean Kent, husband of Mitzi L. Garzon Kent, joins in the execution of this instrument for the purpose of conveying his marital interests, if any, in subject property.

The subject property ~~is property~~ is neither the principal residence of Madgalena Garzon nor her spouse or any dependent.

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 is improved property known as 6072 Bradford Hills, Nashville, TN 37211.**

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.

WITNESS my hand this 15th day of November, 2006.

Mitzi L. Garzon Kent

Maggalena Garzon

Sean Kent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Mitzi L. Garzon Kent, and husband Sean Kent, and Maggalena Garzon 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 15th day of November, 2006.

State of Tennessee at Large

My Commission expires ~~5/22/08~~ 1/24/09

AMANDA VAUGHN
NOTARY PUBLIC
DAVIDSON COUNTY
STATE OF TENNESSEE