Davidson County DEEDWARR
Recvd: 12/29/06 14:13 2 pgs
Fees:13.00 Taxes:231.99

20061229-0160948

WARRANTY DEED

This Instrument Prepared by & return to:
Cumberland Law Group, LLPC
1222 16th Ave S ste 10
Nashville Tn 37212

State of Tennessee
County of Davidson
Actual consideration or value for this transfer is ~~$61,500.00~~ $62,700.00
Affiant
Subscribed and sworn to before me
This 19 day of December, 2006
Notary exp: 11-24-07

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11/24/2007

Address of new owners:
Matthew G. Costarakis , II
5516 Heartstone Lane
Brentwood, TN 37206

Send tax bills to:
Same

Map & Parcel:
75-8A/71 CO

For and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, I **Gladys Gibbs, a widow**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Matthew G. Costarakis II, a married man,** hereinafter called the Grantee, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A Condominium Unit in Davidson County, Tennessee, being Unit No. 172 in a Horizontal Property Regime as shown on the Condominium Plat of Brooke Castle Condominiums, as of record in Book 6250, page 627 and as amended by instrument of record in Book 6727, page 762, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a complete legal description.

Being the same property conveyed to EMMETT GIBBS AND WIFE, GLADYS GIBBS, by deed of record as Instrument No. 20021121-0144575, dated November 4, 2002, said Register's Office.
Emmett Gibbs now being deceased.

The 2006 County and/or City property taxes have been prorated between the two parties.

Subject to any and all zoning regulations, building restrictions and setback lines if any easements and rights of way for public utilities.

Subject to conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertaking, assessments and other provisions contained in or incorporated by reference into the Master Deed of record in Book 6519, Page 747, said Registers Office of Davidson County, Tennessee.

X The property is improved with an address of: 172 Brooks Castle Drive Hermitage, TN 37076

_____ The property is unimproved.

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, his heirs and assigns forever; and we do covenant with the said GRANTEE 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, her heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used herein, the singular number shall include the plural, the plural the singular, use of any pronoun shall included natural persons and legal entities, and use of any gender shall be applicable to both genders.

Witness my hand this 19 day of December, 2006.

Gladys Gibbs

Gladys Gibbs

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ~~Emmett Gibbs and wife~~ Gladys Gibbs, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposed therein contained.

Witness my hand and official seal this 19 day of December, 2006

Tabatha Edwards

Notary Public

Commission expires: 11/24/07

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11/24/2007