FILE NO. SP45572
FILE BOX "7"

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/15/08 16:11 2 pgs
Fees:13.00 Taxes:1006.40
20080115-0004693

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $272,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JANUARY, 2008.

Notary Public

MY COMMISSION EXPIRES: 5/22/10

(AFFIX SEAL)

ALAN D. MAZER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAY 22, 2010

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027

B-5580

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Maureen Sanderson and Mary Kay Fadden	Franklin American	083-14-0-223.00
(NAME)	(NAME)	
1902 Fatherland Street	501 Corporate Centre Dr #400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Franklin TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **TIMOTHY E. COSTELOW, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MAUREEN SANDERSON, UNMARRIED, AND MARY KAY FADDEN, UNMARRIED,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 9, Block "C" on the Plan of Priest Home Place, of record in Book 161, page 102, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Timothy E. Costelow, an unmarried person, by deed dated June 30, 2005, from Eric Quiram, unmarried and Ronald Quiram, married, of record in Instrument No. 20050706-0077333, said Register's Office.

Tonya Lynn Stroud Costelow joins in this conveyance to relinquish any right she may have in and to the property herein described by virtue of marriage to Timothy E. Costelow.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1902 Fatherland Street, Nashville, TN 37206

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES 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 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 9th day of January, 2008.

Timothy E. Costelow

Tonya Lynn Stroud Costelow

STATE OF CALIFORNIA

COUNTY OF SAN DIEGO

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Timothy E. Costelow and wife, Tonya Lynn Stroud Costelow, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Oceanside, California, this 9th day of January, 2008.

My commission expires: Aug. 29, 2010

Notary Public

TIMOTHY V. LEWIS
Commission # 1690596
Notary Public - California
San Diego County
My Comm. Expires Aug 29, 2010

RETURN TO:

Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027