39B

WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is $93,000.00. Subscribed and sworn to before me this the 12th day of June, 2008. Notary Public My commission expires: 11/07/11 (AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 06/16/08 15:14 2 pgs
Fees:13.00 Taxes:344.10
20080616-0061998

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive , Nashville, TN 37204-3126

Address of New Owner(s) as follows: **Matthew Costner**	Send Tax Bills To: Countrywide Bank, FSB	Map-Parcel Numbers **Map 129-15-O-A Parcel 062co**
21 Vaughns Gap Road #62	801 Crescent Center Dr. #510	
Nashville, TN 37205	Franklin, TN 37067	

FOR AND IN 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,

Frank Chytil, Jr. and Marcela Chytil, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Matthew Costner

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:

BEING Unit No. 62 of the Belle Meade Highlands Condominiums, a Horizontal Property Regime, created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 7091, Page 302, and amended in Instrument No. 20080424-0042111, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 7091, Page 351 and amended in Instrument No. 20071025-0126213, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in Exhibit A-1 of the Master Deed. Reference is hereby made to the plan of Belle Meade Highlands Condominiums, as set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such Unit.

BEING the same property conveyed to Frank Chytil, Jr., by Warranty Deed from Carol D. Turner, formerly known as Carol D. French, of record in Book 8186, Page 876, Register's Office for Davidson County, Tennessee.

Marcela Chytil, spouse of the above named Frank Chytil, Jr., joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, including any marital rights and homestead exemption.

THIS conveyance is subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof, of record aforementioned; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Belle Meade Highlands Condominiums, of record aforementioned; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee herein.

This is Improved (X) Unimproved ( ) property, known as: **21 Vaughns Gap Road #62, Nashville, TN 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 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/our hand(s) this **12th** day of **June, 2008.**

Frank Chytil, Jr.

Marcela Chytil - [redacted]

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 **Frank Chytil, Jr. and Marcela Chytil,** 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 Nashville, Tennessee, this **12th** day of **June, 2008.**

Notary Public

My Commission Expires: 3/22/09

JOHN COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.