BILL GARRETT, Davidson County
Trans: T20090061712 DEEDWARR
Recvd: 09/09/09 08:59 2 pgs
Fees: 13.00 Taxes: 401.45

20090909-0084303

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF ~~DAVIDSON~~ Polk

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$108,500.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 2ND DAY OF Sept, 2009.

DEANNA A. PARSONS
Notary Public, State of Florida
My Commission Expires Jan 30, 2011
Commission # DD 634472
Bonded Through National Notary Assn.

MY COMMISSION EXPIRES

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SHANIKA TALLEY	NEW OWNER	**163-11-0E-005.00 CO**
(NAME) **2950 BABY RUTH LANE, UNIT #5**	(NAME)	
(ADDRESS) **ANTIOCH, TN 37013**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, SEAN V. COSTABILE A/K/A SEAN V. CONSTABILE,** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SHANIKA TALLEY**, HEREINAFTER CALLED THE GRANTEE, HER 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 Unit No. 5 on the Plat, Timber Trace Townhomes, of record in Instrument No. 200011220115447, as amended in Instrument No. 20010104-0001310, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Sean V. Constabile, unmarried, from Brent Foster, unmarried, by deed dated April 26, 2001 of record as Instrument No. 20010430-0043009, Register's Office for Davidson County, Tennessee.

Subject to all matters as set forth in the Plan of record in Instrument No. 20001122-0115447 and amended in Instrument #20010104-0001310; Master Deed and By-Laws of record in Instrument No. 20001122-0115563, as amended in Instrument No. 20010314-0024381, Instrument No. 20010329-0030062 and Instrument No. 20020517-0060761; Open-Space as of record in Instrument No. 20010329-0030063, Charter Amendment in Instrument No. 20010329-0030061; and miscellaneous easements and agreements of record in Book 8526, page 362, Book 1229, page 5, Book 3765, page 103, Book 3843, page 727, Book 4572, page 995, Book 4591, page 552 and Instrument No. 2001009-0100177, said Register's Office.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR, SEAN V. COSTABILE.

Unimproved ( )
This is improved(X) property, known as **2950 BABY RUTH LANE, UNIT #5, ANTIOCH, TN 37013**
(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 2nd day of September, **2009**.

SEAN V. COSTABILE

STATE OF FLORIDA
COUNTY OF Polk

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Sean V. Costabile**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 2ND day of Sept, 2009.

My commission expires: _____

DEANNA A. PARSONS
Notary Public - State of Florida
My Commission Expires Jan 30, 2011
Commission # DD 634472
Bonded Through National Notary Assn.

Deanna A Parsons
Notary Public

After Recording
Return To:
Advantage Title & Escrow
2000 Mallory Lane
Suite 130, Box 523
Franklin, TN 37067

3994
186