Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20090069110 DEEDWARR
Recvd: 10/09/09 10:16 2 pgs
Fees:13.00 Taxes:381.66
20091009-0094135

39-B
File #09-1248

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 consideration, the receipt of which is hereby acknowledged, the undersigned **Matthew Costner and wife, Alyson Costner**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Lydia H. Melton, unmarried**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, 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 Matthew Costner by deed from Frank Chytil, Jr. and Marcela Chytil dated June 12, 2008 of record as Instrument No. 20080616-0061998, Register's Office for Davidson County, Tennessee. Alyson Costner joins in this conveyance to convey any and all marital interest she may have in the subject property.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved 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 Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 30th day of September, 2009.

Matthew Costner

Alyson Costner

State of Tennessee)
County of Davidson)

On this 30th day of September, 2009, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Matthew Costner and Alyson Costner, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

KENNETH M DAILEY NOTARY PUBLIC AT LARGE TN DAVIDSON CO.

Notary Public

My Commission Expires: 7-8-13

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $103,150.00 .

X

Affiant

Sworn and subscribed before me on this the 30th day of September, 2009.

KENNETH M DAILEY NOTARY PUBLIC AT LARGE TN DAVIDSON CO.

Notary Public

My Commission Expires: 7-8-13

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212

NEW OWNER:
Lydia H. Melton
21 Vaughns Gap Road # 62
Nashville, TN 37205

RESPONSIBLE FOR TAX PAYMENT:
New Owner

TAX MAP-PARCEL #:
129-15-A-62CO