File No. 111050

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20110080048 DEEDWARR
Recvd: 12/19/11 10:29 2 pgs
Fees: 13.00 Taxes: 599.40
20111219-0098595

Rebecca Campbell
State Of Tennessee Notary Public
Sumner County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF DECEMBER, 2011.

Notary Public

MY COMMISSION EXPIRES: 2/28/12
(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Adam J. Osborne	Acopia, LLC	062-02-OB-18.00 CO
(NAME)	(NAME)	
3083 Delta Queen Dr.	306 Northcreek Blvd.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Matthew J. Costner and Alyson D. Costner, husband and wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Adam J. Osborne, an unmarried man, 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. 97 on the Plan of Abbington Park, Phase One, Section Four of record in Instrument No. 20050110-0003256, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Matthew J. Costner and Alyson D. Costner, husband and wife, by deed from Daryl A. Hope, Sr. and spouse, Paula B. Hope, dated October 2, 2009 and recorded on October 5, 2009 in Instrument No. 20091005-0092510, Register's Office, Davidson County, Tennessee.

This conveyance is subject to: all matters shown on the Plat of record in Instrument No. 20050110-0003256, as amended in Instrument No. 20061005-0123983; Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20010402-0031520, Instrument No. 20000720-0071648, Instrument No. 20030213-0020075, and Instrument No. 20050201-0011849; By-Laws of record in Instrument No. 20030303-0027406; Deeds for Common Area of record in Instrument No. 20040415-0042646, Instrument No. 20050201-0011847, Instrument No. 20060202-0012845, and Instrument No. 20081023-0106257; Charter for Homeowners Association of record in Instrument No. 20030303-0027405; Easements of record in Instrument No. 20060811-00989511; Instrument No. 20030109-0004246, Instrument No. 20040204-0013718, Instrument No. 20040204-0013719, Book 1198, page 525, Book 8377, page 820, Book 2242, page 513, and Book 1163, page 341, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 3083 Delta Queen Dr., Nashville, TN 37214

(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

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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 our hands this 14th day of December, 2011.

Matthew J. Costner

Alyson D. Costner

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 Matthew J. Costner and Alyson D. Costner, the bargainor(s), 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 this 14th day of December, 2011.

Commission expires:

2/28/12

Notary Public

Rebecca Campbell
State Of Tennessee Notary Public
Sumner County