BILL GARRETT, Davidson County
Trans:T20120065872 DEEDWARR
Recvd: 09/04/12 09:58 2 pgs
Fees:13.00 Taxes:74.00
20120904-0079357

WARRANTY DEED

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $20,000.00

Robert Costenaro
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of August, 2012.

Deanie L. Gregory
Notary Public

MY COMMISSION EXPIRES: 3-3-14

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Deanie L. Gregory
Attorney-at-Law
Greater Nashville Title
and Closing Company
200 Madison Street
Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
ROBERT J. COSTENARO AND WIFE, SYLVIA D. COSTENARO	Robert J. Costenaro	133160A04500CO
(NAME)	(NAME)	
685 Hopkins Lane	685 Hopkins Lane	
(ADDRESS)	(ADDRESS)	
Winchester, TN 37398	Winchester, TN 37398	
(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, Pattie B. Hall and spouse, Horace O. Hall, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROBERT J. COSTENARO AND WIFE, SYLVIA D. COSTENARO, 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 Unit E-4 of Barcelona Condominium (now known as Harding Glen Condominiums) created under Title 66, Chapter 27, Sections 101, et seq, as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6400, Page 801, Register's Office for Davidson County, Tennessee and all amendments thereto, including but not limited to Name Change Amendment to Master Deed of record in Book 11509, page 965 to change name to Harding Glen Condominiums, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed and amendments thereto, reference is hereby made to the Plat of Barcelona Condominium set forth in Exhibit A-2 of said Master Deed for a more complete description of said Unit.

Being the same property conveyed to Horace O. Hall and wife, Pattie B. Hall by Warranty Deed from Barcelona Associates, a Joint Venture which deed is dated July 31, 1985 and recorded in Book 6627, Page 246, Register's Office for Davidson County, Tennessee. By Final Order of the Circuit Court for Wilson County, Tennessee, all the right, title and interest in and to the property hereinabove described was divested from Horace O. Hall and vested in Pattie B. Hall. The said Horace O. Hall and Pattie B. Hall having since remarried.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2012 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO TERMS AND CONDITIONS OF MASTER DEED ESTABLISHING BARCELONA CONDOMINIUMS OF RECORD IN BOOK 6400, PAGE 801 AND ALL AMENDMENTS THERETO; FURTHER SUBJECT TO BY-LAWS FOR BARCELONA CONDOMINIUMS OF RECORD IN BOOK 6400, PAGE 844 AND ALL AMENDMENTS THERETO; ALSO SUBJECT TO NAME CHANGE AMENDMENT TO MASTER DEED OF RECORD IN BOOK 11509, PAGE 965, SAID REGISTER'S OFFICE.

unimproved ☐

This is improved ☑ property, known as Unit E-4, 270 Tampa Drive, Nashville, TN 37211
(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 our hands this 30th day of August, 2012.

Pattie B. Hall

Horace O. Hall

STATE OF TENNESSEE

COUNTY OF

On this 30th day of August, 2012, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Pattie B. Hall and Horace O. Hall*** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

* Wife and Husband

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
3-3-14

Notary Public,

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY