WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130081374 DEEDWARR
Recvd: 09/19/13 14:12 2 pgs
Fees:13.00 Taxes:813.63
20130919-0098909

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $219,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF SEPTEMBER, 2013.

Notary Public

MY COMMISSION EXPIRES 5/26/14
(AFFIX SEAL)

TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, 1720 West End Avenue, Suite 300, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Haley C. Barker	Same as new owner	103-02-0E-002.00 CO
(NAME)	(NAME)	
5767 Maudina Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, BRIAN J. COSTNER AND CARA COSTNER, HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO HALEY C. BARKER AND JUSTIN BARKER, WIFE AND HUSBAND, 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 2 on the plan described as "Westland Square Town Home Condominium I Condominium Exhibit", which is recorded as "EXHIBIT C" to the Master Deed for Westland Square Townhome Condominiums I as of record as instrument number 20080516-0050698, as amended as instrument no. 20130815-0085918, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made. The Westland Square Townhome Condominiums I, A Horizontal Property Regime, are established pursuant to the said Master Deed and the By-Laws recorded as "Exhibit B" thereto and established pursuant to the Tennessee Horizontal Property Act, as set forth in Section 66-27-101, et seq. of the Tennessee Code Annotated. This conveyance shall include but is not limited to the undivided percentage interest in all Common Elements and all rights appurtenant to the said Condominium development.

Being the same property conveyed to BRIAN J. COSTNER, UNMARRIED, by deed from RICHARD ICE BUILDING GROUP INC., A TENNESSEE CORPORATION, of record as Instrument No. 20080604-0057000, dated May 30, 2008, said Register's office.

This conveyance is subject to: 2013 property taxes which are a lien, but not yet due and payable; all matters appearing on the plan described as "Westland Square Town Home Condominium I Condominium Exhibit", which is recorded as "EXHIBIT C" to the Master Deed for Westland Square Townhome Condominiums I as of record as instrument number 20080516-0050698, as amended as instrument no. 20130815-0085918, Register's Office for said county; and any and all restrictions and easements of record.

Cara Costner, spouse of Brian J. Costner, joins in the execution of this instrument to convey her marital interest in the subject property.

unimproved ☐

This is improved ☒ property, known as 5767 Maudina Avenue, Nashville, TN 37209
(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 17th day of September, 2013.

Brian J. Costner

Cara Costner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brian J. Costner and Cara Costner, husband and wife, the within named bargainor, 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 office, this 17th day of September, 2013

Notary Public

My Commission Expires: 6 be/14