Box 14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140050806 DEEDWARR
Recvd: 07/16/14 09:00 2 pgs
Fees:13.00 Taxes:1526.25
20140716-0062615

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$412,500.00**.

Affiant

Subscribed and sworn to before me, this the 15th day of July, 2014.

Notary Public

My commission expires: 9-19-16
(AFFIX SEAL)

KATHY HAND STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
James Harold Costner **Mary Elizabeth Costner**	NEW OWNERS	**Map 172-10-0-B, Parcel 147.00CO**
304 Dillehay Court		
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Rick Short Sr. and Paula M. Short, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

James Harold Costner and Mary Elizabeth Costner, husband and wife

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. 39 on the Plan of Christiansted Valley, Phase Three, a Planned Unit Development, as of record in Instrument No. 20060316-0030458, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Rick Short, Sr. and Paula M. Short, husband and wife, by Special Warranty Deed from Turnberry Homes, L.L.C., a Tennessee limited liability company, of record in Instrument No. 20061204-0148895, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) The Plan of record in Instrument No. 20060316-0030458, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

2) Declaration of Covenants, Conditions and Restrictions of Christiansted Valley Homeowners Association, Inc., of record in Instrument No. 19991221-0305559 and amended in Instrument No. 20000728-0074515, Register's Office for Davidson County, Tennessee and Supplement of record in Instrument No. 20070206-0015266, said Register's Office.

3) Charter of Christiansted Valley Homeowners' Association, Inc., of record in Instrument No. 19991221-0305560 and amended in Instrument No. 19991221-0305561, Register's Office for Davidson County, Tennessee.

4) Stormwater Detention Agreement of record in Instrument No. 20050607-0065120, Register's Office for Davidson County, Tennessee.

5) All matters shown on Plan of record in Book 5200, Page 306, said Register's Office.

6) A 50 foot easement retained in the Deed of record in Book 4780, Page 611, Register's Office for Davidson County, Tennessee.

7) Easement and Joint Roadway Use and Maintenance Agreement, of record in Book 5707, Page 706, and as amended in Book 5720, Page 183, Register's Office for Davidson County, Tennessee.

8) Easement granted to James I. Vance Berry, Trustee, of record in Book 5707, Page 706, and amended in Book 5720, Page 183, said Register's Office.

9) Easement for ingress and egress and installation of public utility lines retained in the Deed of record in Book 5794, Page 256, Register's Office for Davidson County, Tennessee.

10) Easement for right-of-way of an old road lying within the boundaries of said premises as stated in the Deed of record in Book 5794, Page 256, said Register's Office.

11) Subject to the right-of-way Holt Hills Road.

12) Subject to a 50 foot right-of-way easement as set out in the Deed of record in Book 5794, Page 256, said Register's Office.

13) Subject to the requirements as set out on Exhibit "B" to the Deed of record in Book 5794, Page 256, said Register's Office.

14) Subject to the Boundary and Topographic Survey prepared by Phillip E. Holmes, Jr., R.L.S. No. 1728, Volunteer Surveying, 2814 Foster Avenue, Nashville, Tennessee 37210-5310, dated November 29, 2004.

15) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This instrument is being executed on behalf of Rick Short, Sr. and Paula M. Short pursuant to a Power of Attorney executed by same on the 11th day of July, 2014, of record in Instrument No. 20140716-0062614 **, Register's Office for Davidson County, Tennessee**

This is improved (_X__) Unimproved (____) property, known as: **304 Dillehay Court, Nashville, TN 37211**

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 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/our hand(s) this **15th** day of **July, 2014.**

Rick Short Sr. by Houston Howell, attorney-in-fact

Rick Short Sr.
By: Houston Howell, Attorney-in-Fact

Paula M. Short by Houston Howell, attorney-in-fact

Paula M. Short
By: Houston Howell, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named **Houston Howell**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-In-Fact for **Rick Short, Sr. and Paula M. Short** , and that he as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said Rick Short, Sr. and Paula M. Short for the purpose therein contained, by signing the name of Rick Short, Sr. and Paula M. Short by himself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of July, 2014

Notary Public

KATHY HAND
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 9.14.