BOC 36

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170059254 DEEDWARR
Recvd: 07/11/17 13:14 2 pgs
Fees:13.00 Taxes:2290.30
20170711-0069711

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $619,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF JULY, 2017.

Notary Public

MY COMMISSION EXPIRES: 1-9-18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, 2323 21st Avenue, S., Ste. 502, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew A. Dicostanzo and Sara J. Dicostanzo	Same as new owner	131-03-1F-002.00-CO
(NAME) 1824 A Shackleford Road	(NAME)	
(ADDRESS) Nashville, TN 37215	(ADDRESS) ,	
(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. THOMAS AND CLAIRE V. THOMAS, HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO ANDREW A. DICOSTANZO AND SARA J. DICOSTANZO, 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 Unit "A", as shown on Exhibit "B" of the Declaration of Protective Covenants Conditions and Restrictions for Shackleford Place, a Townhouse Planned Unit Development, (Horizontal Property Regime with Private Elements) of record as Instrument No. 20120917-0084282, amended in Instrument No. 20130612-0059706 and Instrument No. 20130726-0077641, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit.

Being the same property conveyed to BRIAN J. THOMAS AND CLAIRE V. THOMAS, HUSBAND AND WIFE, by deed from OWASSO DEVELOPMENT LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20130802-0081085, dated June 27, 2013, said Register's Office.

This conveyance is subject to: 2017 property taxes which are a lien, but not yet due and payable; all matters as shown on the Planned Unit Development, (Horizontal Property Regime with Private Elements) of record as Instrument No. 20120917-0084282, amended in Instrument No. 20130612-0059706 and Instrument No. 20130726-0077641, Register's Office for said county; and any and all restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 1824 A Shackelford Road, Nashville, TN 37215

(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 10th day of July, 2017.

Brian J. Thomas
By: Paul F. Soper, his attorney-in-fact

Claire V. Thomas
By: Paul F. Soper, her 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, Paul F. Soper, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Brian J. Thomas and Claire V. Thomas as their duly appointed attorney in fact, and acknowledged that he executed the same as the free act and deed of the said Brian J. Thomas and Claire V. Thomas.

Witness my hand and official seal at Nashville, this 10th day of July, 2017.

Notary Public

My Commission Expires: 11/6/17

TRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.