Prepared by:
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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $130,000.00

Affiant

Subscribed and sworn to before me, this 17 day of August 2017.

Notary Public
My commission expires: 3/21/18

BILL GARRETT, Davidson County
Trans: T20170072133 DEEDWARR
Recvd: 08/21/17 08:31 2 pgs
Fees: 13.00 Taxes: 481.00
20170821-0085368

KIM SWANNER
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
My Commission Expires MARCH 21, 2018

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Clancy Kiener<br>112 Bellevue Rd Unit 45<br>Nashville TN 37221-0000 | Same | 142 15 0A 045.00 |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Gilbert L. Costello and wife Elizabeth G. Costello hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Clancy Kiener and Kayle Kiener, wife and husband, hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit 45 on the Plan of Bellevue Manor Condominiums, first Revision, of record in Plat Book 5200, Page 231, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Gilbert L. Costello and wife, Elizabeth G. Costello, by Warranty Deed dated June 5, 2007, from Casey Caver and wife, Emily Carver, of record in Instrument No. 20070606-0067653, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2017 taxes, a lien which are not yet due and payable. 2) All matters appearing on the plan of Bellevue Manor Condominiums of record in Plat Book 5200 Page 231, Register's Office for Davidson County, Tennessee. 3) Covenants, conditions, restrictions, reservation, easements liens for assessments options power of attorney and limitations on title created by the Tennessee "Horizontal Property Act" TCA and as set forth in the Master Deed recorded in Book 5520 Page 203. Register's Office for Davidson County, Tennessee the premises herein is a condominium apartment established pursuant to the provisions of the Tennessee Code Annotated, and is subject to the provisions and requirements

thereof; also subject to easements, rights, and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the master "Deed " establishing a horizontal property regime of Bellevue Manor Condominiums 4) ByLaws of record in Instrument No. 20081217-0120696. 8) 9) 10) 11)

This property is improved property known as 112 Bellevue Rd Unit 45, Nashville, Tennessee 37221-0000

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 hand this 17th day of August, 2017.

Gilbert L. Costello

Elizabeth G. Costello

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gilbert L. Costello and Elizabeth G. Costello, 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 at Brentwood, Tennessee, this 17th day of August, 2017.

Notary Public

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission expires: 2/25/19
FILE NO: 10160