Karen Johnson Davidson County
Batch# 186509 DEEDWARR
01/22/2019 09:55:21 AM 2 pgs
Fees: $13.00 Taxes: $740.37
20190122-0005797

Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $200,100.00

Carrie Burden
Affiant

Subscribed and sworn to before me, this the 15th day of January, 2019.

Notary Public

My commission expires: 9.30.19

(AFFIX SEAL)

KIM SEWELL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Scott Kardenetz	**New Owner**	**142-09-0D-150.00-CO**
1106 General George Patton Road		
Nashville, TN 37221		

FOR AND IN 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,

William T. Costello and wife, Sarah S. Costello

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

Scott Kardenetz and Anne Kardenetz, 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 number 1106, together with carport designated number 1106-C in River Plantation Section Six Phase One, a Condominium, a Horizontal Property Regime, as shown on the plat recorded in book 5200, pages 359 and 360, Register's Office for Davidson County, Tennessee, and described in the Master Deed in Book 5794, page 526 as amended by instrument 20050504-0050172, said Register's Office, to which matters references are hereby made.

Being the same property conveyed to William T. Costello and wife, Sarah S. Costello by Warranty deed from Richard P. Schremmer, unmarried of record in Instrument No. 20060608-0068270 Register's Office for Davidson County, Tennessee, dated June 01, 2006 and recorded on June 08, 2006.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved (__X__) Unimproved (____) property known as **1106 General George Patton Road, Nashville, TN 37221**.

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 Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 18th day of January, 2019.

William T. Costello

Sarah S. Costello

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of said County and State, personally appeared **William T. Costello and Sarah S. Costello**, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **18th** day of **January, 2019.**

Notary Public

My Commission Expires: 10-2

GREGORY S. PERRONE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY