THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190118950** Karen Johnson Davidson County Batch# 196016 **DEEDWARR** 02/15/2019 03:57:05 PM 2 pgs Fees: $13.00 Taxes: $821.40 20190215-0014365	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $222,000.00. Affiant Subscribed and sworn to before me this 15th day of February, 2019. Notary Public My Commission Expires: 7-5-2022 BRANDY GOMEZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Andrew B Costello 116 Summit Ridge Court Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 13150B11600CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Robert L. Hunter, married,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Andrew B. Costello, unmarried man,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 116, together with the appurtenant interest in the common elements of Four Seasons Condominium, Horizontal Property Regime established by Master Deed of record in Book 6841, Page 349, as amended in Book 6847, Page 122, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "D" to the aforementioned Master Deed and being located upon Tract No. 1 on the Plan of Clark Gower Property of record in Book 5050, Page 30, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Robert L. Hunter, a single man by Warranty Deed from Cayce McCain Ezzell, married, recorded on the 14th day of July, 2014 in Instrument No. 20140714-0061620, in the Register's Office of Davidson County, Tennessee.

Said property was never the marital residence of Grantor.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CLARK GOWER PROPERTY, as recorded in Plat Book 5050, Page(s) 30.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing FOUR SEASONS CONDOMINIUM of record in Book 6841, Page 349, as amended by instrument(s) of record in Book 6847, Page 122; also subject to easements, rights and interests 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.

Easement for Ingress and Egress, recorded in Book 6869, Page 162, re-recorded in Book 6870, Page 966; Book 7776, Page 899 and Instrument No. 20010912-0099679.

Easement for Broadband Communications, recorded in Instrument No. 20120521-0043888.

Charter of Four Seasons Condominium Homeowner's Association recorded at Book 6855, Page 917, as amended in Book 8176, Page 697

Deed of Conveyance recorded in Book 5271, Page 430.

Easement for Ingress and Egress recorded in Book 5158, Page 851 and Book 6869, Page 157.

Easement recorded in Book 5158, Page 230; Assignment of Option recorded in Book 5388, Page 503; All Terms, Conditions and Obligation; Warranty Deed recorded in Book 4821, Page 20.

Engineer's Report recorded in Book 6847, Page 125.

This is improved property located at 116 Summit Ridge Court Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this ~~15th~~ 14th day of February, 2019.

Robert L. Hunter

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Robert L. Hunter, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this ~~15th~~ 14th day of February, 2019.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022