WARRANTY DEED

LURA K. PERRY
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $94,900.00

x Loletia Osborne
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF JANUARY, 2001.

Lura K. Perry
Notary Public

MY COMMISSION EXPIRES: 8/8/04
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

Davidson County DEEDWARR
Recvd: 01/19/01 13:13 2pgs
Fees:11.00 Taxes:351.13

20010119-0005964

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Loletia Osborne	GreenPoint Mortgage Funding, Inc	MAP 086-07
(NAME) 1004 Jackson's Valley Road	(NAME) P. O. Box 80747	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Atlanta Georgia 30366	PARCEL 12
(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, ***NANCY ANN BUSINDA, A SINGLE PERSON***, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LOLETIA OSBORNE, AN UNMARRIED WOMAN, 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:

Being Lot No. 16 on the Plan of Jackson's Retreat, Phase I, Section I, as of record in Plat Book 5200, Page 286, 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 Nancy Ann Businda , A Single Person by deed from Timothy Joe Childers and wife, Marcie Lynn Childers of record in Deed Book 6793, page 284, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Deed Book 5676, page 67; Book 5741, page 360; Book 5745, page 294, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ☐

This is improved ☒ property, known as 1004 Jackson's Valley Road, Hermitage, TN 37076
(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 my/our hand(s) this 10th day of January, 2001.

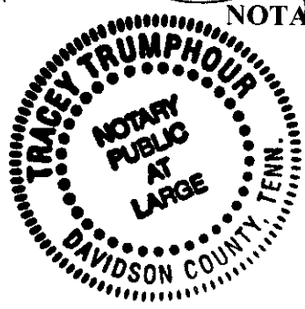
Nancy Ann Businda
Nancy Ann Businda

STATE OF TENNESSEE
COUNTY OF WILSON

ON THIS 10TH DAY OF JANUARY 2001, BEFORE ME PERSONALLY APPEARED NANCY ANN BUSINDA TO M EKNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND WHO ACKNOWLEDGED THE EXECUTION OF THE SAME TO BE HER FREE ACT AND DEED. WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: 3/23/02

NOTARY PUBLIC



File Number200012174
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122