WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $107,900.00

Carolyn B Osborne
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF AUGUST, 2004.

Tracey Trumphour
Notary Public

MY COMMISSION EXPIRES: 1-23-06.
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 08/27/04 12:52 2pgs
Fees:13.00 Taxes:399.23

20040827-0103888

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carolyn B. Osborne	Wilson Bank & Trust	Map 120
(NAME) 753 Greymont Drive	(NAME) 623 West Main Street	Group 05-0
(ADDRESS) Nashville, TN 37217	(ADDRESS) Lebanon Tennessee 37087	Parcel 67
(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, **Henry John Van Kluyve Sr. and Wife, Virginia H. Van Kluyve**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Carolyn B. Osborne, a Single 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. 123 on the Plan of Glengarry Park, Section One, as of record in Plat Book 2663, Page 72, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Said Lot No. 123 fronts 70.0 feet on the northerly side of Greymont Drive and runs back 202.8 feet on the northwesterly side and 135.0 feet on the southeasterly side to a dead line in the rear on which it measures 112.8 feet.

Being the same property conveyed to Henry John Van Kluyve Sr. and Wife, Virginia H. Van Kluyve by

Continued on next page.

This conveyance is subject to Restrictive Covenants of record in Deed Book 2743, page 231, and Book 2796, Page 604, and Book 2805, Page 604, Register's Office for said County.

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

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easement of record, (3) all subdivision / condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 753 Greymont Drive, Nashville, TN 37217

(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 20th day of August, 2004.

Henry John Van Kluyve Sr. by Donna Van Kluyve attny in fact
Henry John Van Kluyve Sr.

Virginia H. Van Kluyve by Donna Van Kluyve attny in fact
Virginia H. Van Kluyve

STATE OF Tennessee
COUNTY OF Wilson

On this the 20th day of August, 2004, before me personally appeared Donna Van Kluyve, 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 Henry John Van Kluyve Sr. and Wife, Virginia H. Van Kluyve, and who acknowledged that she executed the same as the free act and deed of the said Henry John Van Kluyve Sr. and Wife, Virginia H. Van Kluyve by virtue of that Power of Attorney, duly executed by the said Henry John Van Kluyve Sr. and Wife, Virginia H. Van Kluyve and appearing of record in Instrument Number 20040829.0103887, of Register's Office of Davidson County, Tennessee.

Witness my hand and official seal this 20th day of August, 2004.

My Commission Expires: 1-23-06

Notary Public

TRACEY TRUMPHREY NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

File Number2407465
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

Continuation of Legal

Quitclaim Deed dated November 1, 1983 from Adriana Van Kluyve of record in Book 6184, Page 230 and also by Quitclaim Deed dated September 29, 1993 from Richard Roy Van Kluyve, Sr. of record in Book 6184, Page 232, all of record in the Register's Office for Davidson County, Tennessee.