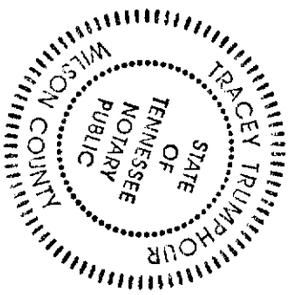
File No. 260200434

# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,860.13

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF FEBRUARY, 2006.

Notary Public

MY COMMISSION EXPIRES: 11-28-09

(AFFIX SEAL)

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

Davidson County DEEDWARR
Recvd: 03/02/06 11:28 2 pgs
Fees:13.00 Taxes:443.48

20060302-0024268

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Matthew Patterson | GMAC Mortgage Corporation | 1908414016500 |
| (NAME) | (NAME) | |
| 241 Bermuda Drive | 3451 Hammond Avenue | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37214 | Waterloo, Iowa 50702 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**William D. Osborne and Janice Mitchell Osborne,**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Matthew Patterson, and Wife, Carrie Patterson,**

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, TO-WIT:

BEING Lot No. 35, Section 2, on the Plan of Donelson Meadows, as shown by plat of record in Plat Book 2133, Page 100 & 101, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to William D. Osborne and Janice Mitchell Osborne by deed from Portia Wells and Husband John Alfred Wells, IV of record in Instrument Number 20021228-0160750, Register's Office for said County.

THIS CONVEYANCE IS SUBJECT TO A DEED OF TRUST EXECUTED BY WILLIAM D. AND JANICE MTICHELL OSBORNE, HUSBAND AND WIFE TO JACK CASE WILSON, TRUSTEE FOR GMAC MORTGAGE CORPORATION DATED DECEMBER 16, 2002 WITH AN APPROXIMATE UNPAID BALANCE OF $119,860.13, OF RECORD IN INSTRUMENT NUMBER 20021228-0160751, OF SAID REGISTER'S OFFICE, WHICH THE GRANTEES HEREIN HEREBY ASSUME AND AGREE TO PAY. THE E5 CROW ACCOUNT IN CONNECTION WITH SAID LOAN IS HEREBY TRANSFERRED TO THE GRANTEES.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements 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 241 Bermuda Drive, Nashville, TN 37214
(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 GRANTEE(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 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/our hand(s) this 22nd day of February, 2006.

William D. Osborne

Janice Mitchell Osborne

STATE OF TENNESSEE

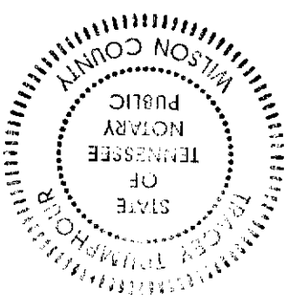
COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named William D. Osborne and Janice Mitchell Osborne the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 22nd day of February, 2006.

Commission expires: 11-28-09

Notary Public




**File Number: 260200434**

**RETURN TO:**

Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122