This instrument prepared by:
Lehman Land Title, Inc.
6 Cadillac Drive Suite 190
Brentwood, TN 37027
(615) 371-8999

File No.: **3173**

Davidson County DEEDWARR
Recvd: 06/22/07 11:37 2 pgs
Fees:13.00 Taxes:423.28
20070622-0074756

WARRANTY DEED

THIS INDENTURE, made and entered into this **June 19, 2007** ,by and between **Ronald C Smith and Linda W Smith, husband and wife**, parties of the first part, and **Ian S. Osborne, an unmarried man**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Madison**, County of **Davidson**, State of **Tennessee**, to wit:

Land in Davidson County, Tennessee, being lot 2, SANFORD MANOR, as shown on plat of record in Plat Book 6900, Page 63, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Ronald C. Smith and wife Linda W. Smith by Special Waranty Deed from the Secretary of Veterans Affairs, an Officer of the United States of America, recorded on the 10th day of May, 1993 in Deed Book 8951, Page 671, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Parcel ID # **052-05-0-258.00**

☒ Improved OR

☐ Unimproved property located at: **876 Idelwild Drive, Madison, TN 37115**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Ronald C Smith

Linda W Smith by Ronald C Smith Attorney in fact

STATE OF **Tennessee**

COUNTY OF **Williamson**

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Ronald C Smith and Linda W Smith, husband and wife** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 19th day of June, 2007.

Notary Public

My Commission Expires: 9/20/10

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Owner's Name: **Ian S Osborne**

and Address: **876 Idelwild Drive, Madison, TN 37115**

SHERRI A. SCHMONSKY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires Sept 20 2010

Mail tax bills to, (Person or Agency responsible for payment of taxes)
Realty Mortgage Corporation
7000 Executive Center Drive Suite 200
Brentwood, TN 37027

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$114,400.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **6/19/2007.**

Notary Public

My Commission Expires: 9/20/10

SHERRI A. SCHMONSKY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires Sept 20 2010