# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

File Box 30

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$146,000.00**

Jennifer Crowell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8~~20~~TH DAY OF ~~MAY~~ June, 2009.

SELINA KNIGHT
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
May 2, 2011

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
**MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Natasha Osborn** | **New South Federal Savings Bank** | **176-5-B-187CO** |
| (NAME) | (NAME) | |
| **5152 Brookstone Court** | **2301 21st Avenue South** | |
| (ADDRESS) | (ADDRESS) | |
| **Antioch, TN 37013** | **Nashville, TN 37212-4394** | |
| (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, **Matthew J. Pylkas and wife, Betsy K. Pylkas**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Natasha Osborn**, 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:

Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of Hickory Woods Estate, Section C, Phase 2, of record in Plat Book 9700, page 952, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Matthew J. Pylkas and wife, Betsy K. Pylkas by deed dated October 22, 1999 from Holigan Family Investments, Inc. of record in Book 11737, Page 975, said Register's Office.

Subject to current years taxes, restrictions, easements, covenants and/or rights of way of record in said Register's office.

unimproved ☐

This is improved ☒ property, known as **5152 Brookstone Court, Antioch, TN 37013**

(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 our hands this 8th ~~20th~~ day of June ~~May~~, 2009.

Matthew J. Pylkas

Betsy K. Pylkas

BILL GARRETT, Davidson County
Trans:T20090038580 DEEDWARR
Recvd: 06/10/09 08:56 2 pgs
Fees:13.00 Taxes:540.20

20090610-0053681

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Matthew J. Pylkas and wife, Betsy K. Pylkas, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this ~~20TH~~ 8 DAY OF ~~MAY~~ June, 2009.

Commission expires: 3-4-13

Notary Public

