BILL GARRETT, Davidson County
Trans:T20110051330 DEEDWARR
Recvd: 08/19/11 14:40 2 pgs
Fees:13.00 Taxes:712.25
20110819-0064466

393

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 16th day of August, 2011 by and between **Clayton Osborn and wife, Kaillee Osborn**, hereinafter referred to as GRANTOR, and **Nicole Daniels**, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Brentwood, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 11, Building 2, Brentwood Villa Condominiums, Phase 1, of record in Plat Book 6900, pages 4 and 5, and as established under Master Deed of record in Book 6923, page 943, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said unit.

This conveyance is subject to the following:

All matters appearing on the plan of Building 2, Brentwood Villa Condominiums, Phase 1, of record in Plat Book 6900, Pages 4 and 5, Register's Office for said County.

Master Deed of record in Book 6923, page 943 and amended in Book 7035, page 115; Book 7101, page 730; Book 7143, page 18; Book 7266, page 84; Book 7423, page 574, Register's Office for said County.

Homeowners Association Charter of record in Book 6936, page 895 and Articles of Amendment in Book 7998, page 249 and Book 8267, page 270, Register's Office for said County.

By-Laws of record in Book 7423, page 567 as amended in Book 8074, page 564, Register's Office for said County.

Being the same property conveyed to Clayton Osborn and wife, Kaillee Osborn by Quitclaim Deed from Karli Osborn, dated June 25, 2008, recorded July 3, 2008, of record in Instrument 200807030068711, Register's Office for Davidson County, Tennessee. Previously being the same property conveyed to Clayton Osborn and wife, Kaillee Osborn and Karli Osborn, an unmarried woman, by Warranty Deed from Wendell K. Gardner, dated September 14, 2007, recorded September 19, 2007, of record in Instrument 200709190112141, Register's Office for Davidson County, Tennessee.

This is [XX]improved [ ]unimproved property known as: 104 Villa View Court, Brentwood, TN 37027

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Clayton Osborn

Kaillee Osborn

INDIVIDUAL
STATE OF UTAH
COUNTY OF Salt Lake

Personally appeared before me, a Notary Public of said county and state, Clayton Osborn and Kaillee Osborn, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 12 day of August, 2011.

Notary Public

My Commission Expires: 11-24-2014

Notary Public
H. MAUREEN SMITH
Commission #563824
My Commission Expires
November 23, 2014
State of Utah

Name and Address of Property Owner:
Nicole Daniels
104 Villa View Court
Brentwood, TN 37027

Send Tax Statements to:
Avenue Bank
111 10th Ave. S. Ste 200, Nashville, TN 37203

Map & Parcel 171.02-0A-011.0-CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $192,500.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me a Notary Public, this 16th day of August, 2011.

Notary Public

My Commission Expires: 5/20/14

RETURN TO:

Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

11-1-135
ORT Form 3956 (Rev. 1/22/07)