Prepared by:
Amy Cross Nance
Attorney at Law
1600 Westgate Circle Suite 125
Brentwood, TN 37027

File

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $124,900.00

Affiant

Subscribed and sworn to before me, this 23rd day of July 2005.

Notary Public
My commission expires: 4/21/08

Amy Cross Nance
State of Tennessee Notary Public
Williamson County

Davidson County DEEDWARR
Recvd: 11/02/11 13:56 3 pgs
Fees:17.00 Taxes:0.00
20111102-0085406

Address of New Owner:	Send Tax Bills to:	Tax Information
Darron Brent Osborne	Countrywide Home Loans	160-14-0-D/16.00
5730 Stone Brook Dr.	5120 Memorial Blvd, Ste 104	
Brentwood TN 37027	Murfreesboro, TN 37129	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Lara B. McFadden, an unmarried person, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Darron Brent Osborne, an unmarried person, hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in ~~Williamson~~ Davidson County, State of Tennessee, described as follows:

Being Unit No. 5730 in Brentwood Trace Condominiums Section Two a Horizontal Property Regime located on Fox Ridge Drive and Stonebrook Drive, Brentwood, Davidson County, Tennessee as shown on the plat of Brentwood Trace Condominiums, Section Two recorded in Book 5200 page 376 and 377 Register's Office for Davidson County, Tennessee and described in a Master Deed recorded in Book 5818 page 915 said Register's Office to which reference is hereby made. The easements, restrictive covenants, conditions and regulattions imposed upon and relating to the apartments, proeprty, co-owners and tenants of Brentwood Trace Condominium Apartments, Section II contained in the Master Deed recorded in Book 5818 page 915 and By-Laws recorded in Book 5818 page 925 and amended in Book 5868 pagfe 709 Register's Office for Davidson County, Tennessee are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Lara B. McFadden by deed from Mabel Escue of record in Instrument No. 20020715-0084769 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2005 taxes a lien which are not yet due and payable. 2) No insurance is provided as the number of acres 3) Covenants, conditions, restrictions, reservation, easements llens for assessments options power of attorney and limitations on title created by the Tennessee "Horizontal Property Act" TCA and as set forth in the Master Deed recorded in Book 5818 page 915 .Register's Office for Davidson County, Tennessee the premises herein is a condominium apartment established pursuant to the provisions of the Tennessee Code Annotated, and is subject ot the provisions and requirements thereof; also subject to easements, rights, and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the master "Deed " establishing a horizontal property regime of Brentwood Trace Condominiums

and recorded in Book 5818 Page 915 Register's Office for said county. 4) Bylaws for Brentwood Trace Condominium Association of record in Book 5818 Page 925 and amended in Book 58668 page 70 5) All matters appearing on plan of Brentwood Trace Condominiums of record in Book 5200 Page 376 and 377, Register's Office for Davidson County, Tennessee

This property is improved property known as 5730 Stone Brook Dr., Brentwood, Tennessee 37027-0000

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 25 day of July, 2005.

Lara B. McFadden

BK/PG:3630/720-721
0503437 3

DEED	
07/27/2005	09:24 AM
BATCH	51489
MTG TAX	0.00
TRN TAX	462.13
REC FEE	10.00
DP FEE	2.00
REG FEE	1.00
TOTAL	475.13

STATE OF TENNESSEE, WILLIAMSON COUNTY
SADIE WADE
REGISTER OF DEEDS

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lara B. McFadden, the bargainor(s), 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 Brentwood, Tennessee, this 25 day of July, 2005.

Notary Public

Amy Cross Nance
State of Tennessee
Notary Public
Williamson County

My Commission expires: 4/2/08

FILE NO: 04938

I, Rosemary Smithson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Amy Cross Nance, a notary for this county and state, Rosemary Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 2/23/15.

