THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 14122632** BILL GARRETT, Davidson County Trans:T20150016453 DEEDWARR Recvd: 03/06/15 13:46 2 pgs Fees:13.00 Taxes:444.00 20150306-0019452	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $120,000.00. Affiant Subscribed and sworn to before me, this 3rd day of March, 2015. Notary Public My Commission Expires: 02/26/17 NATHAN L. POWERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Debora L. Osborne and Stephen A. Osborne 710 Kent Rd Nashville TN 37214	New Owner	Tax Parcel ID No. 096090A71000

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Daryl Samuels and Toni Marie Samuels, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Debora L. Osborne and Stephen A. Osborne, wife and husband**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 710 on the Plan of Emery Place Condominiums of record in Plat Book 6250, Page 719, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Daryl Samuels by Warranty deed from Erma Lee Ward and Jennifer R. Ward, both unmarried of record in Instrument No. 20060906-0110177 Register's Office for Davidson County, Tennessee, dated August 30, 2006 and recorded on September 6, 2006.

Toni Marie Samuels joins in this conveyance for the purpose of conveying all right, Title and interest she may have in and to the above described property as spouse of Daryl Samuels.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2015 and all years thereafter a lien, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 6250, Page 719, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6783, Page 205, Book 6845, page 515 and Book 8048, pate 351, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant,

condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
Common area conveyed to Homeowner's Association of record in Book 6887, Page 730 and Book 6947, Page 944, in the Register's Office for Davidson County, Tennessee.
Charter of Homeowner's Association of record in Book 6647, Page 466 and Book 6724, page 627, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 710 Kent Rd Nashville TN 37214

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3rd day of March, 2015.

Daryl Samuels

Toni Marie Samuels

Daryl Samuels

Toni Marie Samuels

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Daryl Samuels and Toni Marie Samuels, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of March, 2015.

Nathan L. Powers

Notary Public

My Commission Expires: 02/26/17

