BILL GARRETT, Davidson County
Trans:T20150021752 DEEDWARR
Recvd: 03/25/15 11:22 2 pgs
Fees:13.00 Taxes:510.60
20150325-0025605

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
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Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref: (DKM) Title No.: 57199
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Mary Ann Yoppolo 2248 Riverway Dr. Old Hickory, TN 37138	New Owner

TAX MAP PARCEL NUMBERS: 053060B01300CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$138,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Gregory A. Osborn, Sr. and Pamela Osborn**, husband and wife, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Mary Ann Yoppolo** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 224 on the Plan of Waterford Subdivision, Phase 2, of record in Book 7900, Pages 412 and 413, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Gregory A. Osborn, Sr. by Warranty Deed from Brian Shannon and wife Twyla Shannon, dated October 24, 2013, recorded November 1, 2013 in Instrument No. 20131101-0113876, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2015, and subsequent years; The Plan, with Owner's Certificate, of record in Book 7900, Pages 412 and 413, said Register's Office, to which plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Book 7463, Page 294, Book 8694, Page 216, Book 8699, Page 462, Book 8715, Page 583 and Instrument No. 20090309-0020515, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as 2248 Riverway Drive, Old Hickory, TN 37138

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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 FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 20th day of March, 2015

Gregory A. Osborn, Sr.

Pamela Osborn

State of Tennessee

County of Davidson

On this 20th day of March, 2015, before me the undersigned authority, personally appeared Gregory A. Osborn, Sr. and Pamela Osborn, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires:

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-24-2017

State of Tennessee

County of Rutherford

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $138,000.00.

Affiant

Sworn and subscribed before me this 20 day of March, 2015.

Notary

My Commission Expires: 3.20.18

ANNEMARIE CAIN STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY