BILL GARRETT, Davidson County
Trans:T20150048471 DEEDWARR
Recvd: 06/18/15 08:35 3 pgs
Fees:18.00 Taxes:821.40
20150618-0057993

NEW OWNER:
JOHN DANEHOWER
1404 BRIDGECROSS PKWY
HERMITAGE, TN 37076

SEND TAX BILLS TO:
SWBC MORTGAGE CORPORATION
5055 MARYLAND WAY SUITE 200
BRENTWOOD, TN 37027

Map & Parcel
098060A03000CO

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 15-0611

Space for Recorder's stamp

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Twenty-Two Thousand and 00/100 Dollars ($222,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **CINDY L. OSBORN, unmarried and CHRISTI CAPERS, unmarried,** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **JOHN DANEHOWER and JEAN DANEHOWER, husband and wife**, ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 26 on the Final Plat of Phase 1, Section "A", Bridgewater, as shown on the plat of the same of record in Instrument No. 20051104-0133897, as corrected by Surveyor's Certificate of Correction, of record in Instrument No. 20060608-0067981, in the Register's Office for Davidson County, Tennessee, to which plat, as corrected, specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to CINDY L. OSBORN, unmarried and CHRISTI CAPERS, unmarried, as joint tenants with right of survivorship by Special Warranty Deed from Newmark Homes, L.P., a Texas limited partnership, dated January 22, 2007, and of record in Instrument No. 20070125-0010107, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY which has the address of **1404 BRIDGECROSS PKWY, HERMITAGE, TN 37076**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Instrument No. 20051104-0133897, and as corrected by Surveyor's Certificate of Correction, of record in Instrument No. 20060608-0067981, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 11th day of June, 2015.

Cindy L. Osborn

CINDY L. OSBORN

Christi Capers by Cindy L. Osborn, Attorney in Fact

CHRISTI CAPERS BY CINDY L. OSBORN
ATTORNEY IN FACT

Attorney in Fact, pursuant to Power of Attorney of record in INSTRUMENT No. 20150618-0057992.

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **CINDY L. OSBORN**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 11th day of June, 2015.

NOTARY PUBLIC

My commission expires:

MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMM. EXP. 6-26-2018

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **CINDY L. OSBORN**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that SHE executed the within instrument on behalf of, and as attorney-in-fact for, **CHRISTI CAPERS** the within-named bargainor, as the free act and deed of the said **CHRISTI CAPERS.**

WITNESS my hand and official seal at office this 11th day of June, 2015.

NOTARY PUBLIC

My commission expires:

MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMM. EXP. 6-26-2018

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The actual consideration or value, whichever is greater, for this transfer is **$222,000.00** .

AFFIANT

Sworn to and subscribed to before me this 11th day of June, 2015.

NOTARY PUBLIC

My commission expires:

MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMM. EXP. 6-26-2018