Davidson County	DEEDWARR
Recvd: 08/24/15 14:28	3 pgs
Fees:18.00 Taxes:621.60	
20150824-0085313	

WARRANTY DEED

WILL KERBY NOTARY PUBLIC TENNESSEE My Comm Exp. June 30, 2019 COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $168,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 21ST DAY OF AUGUST, 2015.

NOTARY PUBLIC

MY COMMISSION EXPIRES 6-30-19

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 15-1402B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Patrick Osborne and Anne Osborne	NEW OWNER	062-131.00 (Tr: 1) & 062-130.00 (Tr. 2)
4016 Longfellow Drive	4016 Longfellow Drive	
Nashville, TN 37214	Nashville, TN 37214	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

RUSSELL MERRYMAN AND WIFE, SANDRA KAY MERRYMAN, A 1/2 UNDIVIDED INTEREST AS TENANTS BY THE ENTIRETIES, AND THOMAS LUNDBORG, JR. AN WIFE, JEANNETTE LUNDBORG, A 1/2 UNDIVIDED INTEREST AS TENANTS BY THE ENTIRETIES, TO BE HELD BETWEEN THE TWO (2) COUPLES AS TENANTS IN COMMON

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

PATRICK OSBORNE AND ANNE OSBORNE, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT 1 - 2725 Pennington Bend Rd. (062-131.00)
A tract or parcel of land lying and being situated in the 3rd Civil District of Davidson County, Tennessee, and described according to an unrecorded survey made by Raymond B. Binkley on July 13, 1980, as follows, to wit: BEGINNING at a point in the easterly margin of Pennington Bend Road, said point being in a northerly direction along the easterly margin of Pennington Bend Road 150 feet from the northwest corner of the William D. Hardison, Jr. property and being the southwest corner of the herein described property; thence south 83 deg. 10' east 588.5 feet to an iron pin; thence north 1 deg. 58' east 150 feet to an iron pin; thence north 83 deg. 10' west 591.0 feet to an iron pin in the easterly margin of Pennington Bend Road; thence south 1 deg. 15' west along the easterly margin of Pennington Bend Road 150 feet to the point of beginning, containing 2.02 acres, more or less, revised in deed establishing a boundary line of record in Book 7962, Page 422, said Register's Office.

TRACT 2 - 2729 Pennington Bend Rd. (062-130.00)
A tract or parcel of land lying and being situated in the 3rd Civil District of Davidson County, Tennessee, and described according to an unrecorded survey made by Raymond E. Binkley on July 13, 1980, as follows, to wit: BEGINNING at a point in the easterly margin of Pennington Bend Road, said point being the northwest corner of the William D. Hardison, Jr. property and the southwest corner of the herein described property; thence south 83 deg. 10' east 593.00 feet to an iron pin; thence north 1 deg. 58' east 150 feet to an iron pin; thence north 83 deg. 10' west 588.5 feet to an iron pin in the easterly margin of Pennington Bend Road; thence south 1 deg. 15' west along the easterly margin of Pennington Bend Road 3.5 feet to an iron pin; thence continuing along the easterly margin of Pennington Bend Road south 3 deg. 30' west 146.5 feet to the point of beginning and containing 2.02 acres, more or less.

Being the same property conveyed to Russell Merryman and wife, Sandra Kay Merryman, a 1/2 undivided interest as tenants by the entireties, and Thomas Lundborg, Jr. and wife, Jeannette Lundborg, a 1/2 undivided interest as tenants by the entireties, to be held between the two (2) couples as tenants in common by Executor's Deed from Mary Ann Hagewood and Richard Wagoner, Co-Executors of the Estate of Jeanette C. Rudy, of record in Instrument No. 20120702-0058095, Register's Office for Davidson County, Tennessee, dated June 23, 2012 and recorded on July 2, 2012, and as corrected by Scrivener's Affidavit in Instrument No. 20120926-0087754, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

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

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 8105, Page 308, in the Register's Office for Davidson County, Tennessee. (Tr: 1)

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 8105, Page 303, in the Register's Office for Davidson County, Tennessee. (Tr: 2)

Boundary Line Agreement of record in Book 7962, Page 422, said Register's Office. (Tract 1)

This is property known as 2725 & 2729 Pennington Bend Rd., Nashville, TN 37214

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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~~ on the 21st day of August, 2015.

Russell Merryman

Sandra Kay Merryman

Thomas Lundborg, Jr.

Jeannette Lundborg

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, RUSSELL MERRYMAN AND SANDRA KAY MERRYMAN, AND THOMAS LUNDBORG, JR. AND JEANNETTE LUNDBORG, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 21st day of August, 2015.

Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: 15-1402B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

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

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

