6

BILL GARRETT, Davidson County
Trans:T20160004015 DEEDWARR
Recvd: 01/15/16 12:35 2 pgs
Fees:13.00 Taxes:643.80
20160115-0004411

WARRANTY DEED

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

State of Tennessee
County of Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $174,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of January, 2016

Notary Public

MY COMMISSION EXPIRES: May 08, 2017
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ronald Eugene D. Osea	Bank of America N.A.	142090D064.00
(NAME)	(NAME)	
6501 Harding Road, F26	6400 Legacy Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Plano, TX 75024	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Charles W. Embry Jr., and wife and Leslie C. Embry,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Ronald Eugene D. Osea,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A condominium apartment in Davidson County, Tennessee, being Unit 1067, together with carport designated No. 1067-C of River Plantation, Section Six, Phase 1, a Horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the plan of record in Book 5200, Pages 359 and 360, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with said apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

Being the same property conveyed to Charles W. Embry Jr., and wife, Leslie C. Embry by deed dated July 30, 2004 by deed from Mark A. Sullivan, a married man of record in Instrument No. 20040802-0092028, Re-recorded in Instrument No. 20050318-0029949, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1067 General George Patton Road, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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 is 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/our hands this 12th day of January, 2016.

Charles W. Embry Jr.

Leslie C. Embry

State of Tennessee
County of Davidson

Personally appeared before me Charles W. Embry Jr. and Leslie C. Embry, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 12th day of January, 2016.

Notary Public I. Dyke Tatum
My Commission Expires: May 08, 2017

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

File No.: 16-Osea