BILL GARRETT, Davidson County
Trans: T20170040701 DEEDWARR
Recvd: 05/12/17 12:36 2 pgs
Fees: 13.00 Taxes: 1135.90
20170512-0047407

LAWYER'S ESCROW SERVICE, INC.
2021 RICHARD JONES ROAD, SUITE 220
NASHVILLE, TN 37215

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $307,000.00

Rachel Boyd Johnson
Affiant

Subscribed and sworn to before me, this 11th DAY OF May, 2017.

Notary Public

MY COMMISSION EXPIRES: 5-6-19
(AFFIX SEAL)

WARRANTY DEED

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires May 6, 2019

KW17-1740

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rachel Boyd Johnson and Patrick Johnson (NAME)	Renasant Bank (NAME)	
1740 Haleys Hope Court (ADDRESS)	PO Box 11733 (ADDRESS)	
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Newark NJ 07101 (CITY) (STATE) (ZIP)	114-07-0B-187.00-CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we PATRICK RYAN OSBORNE AND ANI OSBORNE, AS HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto RACHEL BOYD JOHNSON AND PATRICK JOHNSON, WIFE AND HUSBAND, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being all of Lot No. 62 on the Plan of Section Seven, Addition to Westchase, RS20 Cluster Lot P.U.D. of record in Plat at Instrument No. 20051202-0144886, as corrected by Surveyor's Certificated of Correction in Instrument No. 20070627-0076862, 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 Patrick Ryan Osborne and Ani Manukyan, as husband and wife by Warranty deed from Dalamar Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20130731-0079789 Register's Office for Davidson County, Tennessee, dated July 26, 2013 and recorded on July 31, 2013.

Ani Manukyan is now known as Ani Osborne.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Instrument No. 20051202-0144886, as corrected in Instrument No. 20070627-0076862, Book 9700, Page 521 and Instrument No. 20040927-0116001, Instrument No. 20050602-0062617, Instrument No. 20060302-0024488, Instrument No. 20071109-0132493, Book 751, Page 374, Book 787, Page 13 and Book 787, Page 14, Book 5222, Page 720 and Book 5258, Page 261, Book 8626, Page 852, Book 8626, Page 261, Instrument No. 20020411-0045301, Instrument No. 20050509-0052105 and Instrument No. 20050509-0052106, Book 2484, Page 315, Instrument No. 20041020-0126238, Book 8626, Page 868, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1740 Haleys Hope Court , Nashville, Tennessee 37209
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this 11th day of May, 2017.

Patrick Ryan Osborne

Ani Osborne, formally known as Ani Manukyan

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Williamson

On this the 11th day of May, 2017, before me personally appeared Patrick Ryan Osborne and Ani Osborne, as husband and wife to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 11th day of May, 2017.

Notary Public

My Commission Expires: 5/13/2020

(SEAL)

DEANNA L COOPER
NOTARY PUBLIC
STATE OF TENNESSEE
MARSHALL COUNTY

RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959