BILL GARRETT, Davidson County
Trans:T20170056861 DEEDWARR
Recvd: 07/03/17 14:56 2 pgs
Fees:13.00 Taxes:6974.50
20170703-0066960

Warranty Deed

STEVEN T. MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-3-2021	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,885,000.00. Affiant Subscribed and sworn to before me, this the 30th day of June, 2017. Notary Public My commission expires: 5-3-21

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Eleanor Marshall Osborne		
3617 Sperry Ave.	NEW OWNER	117-05-0-038.00
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **KEVIN DOUGLAS AND JESSICA DOUGLAS, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ELEANOR MARSHALL OSBORNE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 42 on the Plan of Henry Sperry Subdivision of record in Plat Book 974, Page 21, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 42 fronts 100 feet on the Southerly side of Sperry Avenue and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to John Mark Spivey by Warranty deed from Harlin Sadler, III, an unmarried man of record in Instrument No. 20140507-0039027 Register's Office for Davidson County, Tennessee, dated April 29, 2014 and recorded on May 07, 2014.

Being the same property conveyed to Montgomery Classic Construction, LLC, a Tennessee limited liability company by Quitclaim deed from John Mark Spivey, married of record in Instrument No. 20160111-0002814 Register's Office for Davidson County, Tennessee, dated January 08, 2016 and recorded on January 11, 2016.

Being the same property conveyed to Kevin Douglas and Jessica Douglas, husband and wife by Warranty deed from Montgomery Classic Construction, LLC, a Tennessee limited liability company of record in Instrument No. 20160111-0002815 Register's Office for Davidson County, Tennessee, dated January 08, 2016 and recorded on January 11, 2016.

Being also known as 3617 Sperry Ave. Nashville, Tennessee 37215.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 3617 Sperry Ave., Nashville, TN 37215.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 30th day of June, 2017.

Kevin Douglas

Jessica Douglas

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Kevin Douglas and Jessica Douglas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 30th day of June, 2017.

Notary Public

My Commission Expires: 5-3-21

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021