THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 170411679** BILL GARRETT, Davidson County Trans:T20170058616 DEEDWARR Recvd: 07/10/17 11:43 2 pgs Fees:13.00 Taxes:838.05 20170710-0068998	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is:$226,500.00. Affiant Subscribed and sworn to before me, this30th day of June, 2017. Notary Public My Commission Expires:

WILLIAM T. CHAPMAN, VI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-10-2018

WARRANTY DEED

Address New Owner: Mathew Sandlin and Krystine Sandlin 4909 CYPRESS DR Nashville TN 37211-5556	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 14813012500

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Paul D. Osterfield and Kim West-Osterfield, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mathew Sandlin and Krystine Sandlin, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, Being Lot No. 249 on the Plan of Fairlane Park, Section 3, of record in Plat Book 2331, Page 145, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Paul D. Osterfield, an unmarried person by Warranty Deed from Jonathan Saunders and wife, Angela Saunders, recorded on the 3rd day of June, 2005 in Instrument No. 20050603-0062906, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the PLAN OF FAIRLANE PARK, SECTION 3, as recorded in Plat Book 2331, Page(s) 145.

Covenants, Conditions and Restrictions as set forth in deed recorded in Book 2598, Page 491.

This is improved property located at 4909 CYPRESS DR Nashville TN 37211-5556

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of June, 2017.

Paul D. Osterfield

Kim West-Osterfield

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Paul D. Osterfield and Kim West-Osterfield, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of June, 2017.

Notary Public

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018