WARRANTY DEED

Bill Garrett Davidson County
Batch# 340 DEEDWARR
09/12/2017 10:43:55 AM 2 pgs
Fees: $13.00 Taxes: $806.60

20170912-0093244

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $218,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8th day of September, 2017.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

TAMMY SEXTON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires July 3, 2020

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills, 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Tyler Marudas and Mark Marudas	Bank of Tennessee	097 02 0A 207.00
(NAME)	(NAME)	
3812 Hoggett Ford Road	301 E Center St.	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Kingsport, TN 37660	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Eighteen Thousand And No/100 Dollars ($218,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Jeffery T. Osborne, a single man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Tyler Marudas and Mark Marudas, both unmarried**, 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 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. 207 on the plan of Villages of Riverwood, Section One, Phase 3C, revision one of record in Instrument No. 20130405-0033853, Register's Office for said County, to which plan and certificate reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jeffrey T. Osborne, a single man by Warranty Deed from Beazer Homes Corp., a Tennessee Corporation dated December 31, 2013 and recorded January 3, 2014 as Instrument No. 20140103-0000703, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Jeffery T. Osborne, a single man by Quitclaim Deed from Jeffery T. Osborne, a single man, who incorrectly acquired title as Jeffrey T. Osborne, a single man dated May 8, 2014 and recorded May 19, 2014 as Instrument No. 20140519-0042830, in said Register's Office for Davidson County, Tennessee.

File Number: GRN-175944SSO

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 3812 Hoggett Ford Road, Hermitage, TN 37076

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, has 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 our hands this 8th day of September, 2017

Jeffery T. Osborne

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Jeffery T. Osborne, a single man, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th of September, 2017.

Notary Public

My Commission Expires:

(SEAL)

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires
July 6, 2020

File Number: GRN-175944SSO