Warranty Deed

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$315,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
18 day of September, 2017.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 3/20/18
(AFFIX SEAL)

TAMMY MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alberto Meneces 4108 New Hope Meadow Road Hermitage, TN 37076	Acopia 306 Northcreek Blvd #100 Goodlettsville TN 37072	087.01-0-003.00

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Donald R. Osborn and wife, Susan B. Osborn

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Alberto Meneces, An Unmarried Man

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:

LAND in Davidson County, Tennessee, being Lot Number 3 on the Plan of New Hope Meadows, Phase I, First Revision of record in Book 6900, Page 653, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate descrption.

Being the same property conveyed to Donald R. Osborn and wife, Susan B. Osborn by Warranty Deed from James Perry Edwards and wife Christine Edwards dated September 5th, 2006, recorded September 11, 2000, in Insturment Number 20000911-0089597, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) 2017 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as shown on Plat of record in Plat Book 6900, Page 653, a revision to Book 6900, Page 502, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in Book 7557, Page 377, as amended in Book 7567, Page 103, and Instrument Number 200301060001976, Register's Office for Davidson County, Tennessee
4) Property is subject to HOA Charter of record in Book 7525, Page 935, Register's Office for Davidson County, Tennessee.
5) Property is subject to By-Laws of record in Book 7557, Page 356, rerecorded in Book 7567, Page 106, as amended in Instrument Number 200301060001977, Register's Office for Davidson County, Tennessee.
6) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **4108 New Hope Meadow Road, Hermitage, TN 37076**
(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.

Bill Garrett Davidson County
Batch# 2515 **DEEDWARR**
09/20/2017 09:38:30 AM 2 pgs
Fees: $13.00 Taxes: $1,165.50

20170920-0096231

9483

Witness our hand(s) this 18th day of September, 2017.

Donald R. Osborn

Susan B. Osborn

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Donald R. Osborn and Susan B. Osborn, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18 day of September, 2017.

NOTARY PUBLIC

My Commission Expires: 05/30/2018

ZACHARY K. WRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
LAWRENCE COUNTY

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076