Bill Garrett Davidson County
Batch# 54095 DEEDWARR
02/02/2018 09:31:12 AM 3 pgs
Fees: $18.00 Taxes: $1,065.60
20180202-0010716

This instrument prepared by:
Fidelity Residential Solutions
120 Longwater Drive Suite 106
Norwell, MA 02061
795679 463137-001220
Kay Long

JANICE H. COLLINS DAVIDSON COUNTY, TENNESSEE STATE OF TENNESSEE NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $ 288,000.00

Affiant

Subscribed and sworn to before me, this the 30th day of January, 2018.

Notary Public

My commission expires: 7/5/21
(Affix Seal)

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
(NAME) Elizabeth Ratterman Michael Osborn	(NAME) NEW OWNER	097-02-0A-391.00-CO
(STREET ADDRESS OR ROUTE NUMBER) 2053 Hickory Brook Dr.	(STREET ADDRESS)	
(CITY) (STATE) (ZIP) Hermitage, TN 37076	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Derek Lancaster, an unmarried man have this day bargained and sold, and do hereby transfer and convey unto the said Elizabeth Ratterman, a single person and * the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson, Tennessee as follows:
* Michael Osborn, a single person , as Joint Tenants with Rights of Survivorship

See Attached Exhibit "A".

Being that same property described in and conveyed to the Grantor herein by Warranty Deed of record at Instrument No. _____ in the Register's Office of _____ County, Tennessee.
This is unimproved ( ), known as 2053 Hickory Brook Drive, Hermitage, TN 37076
improved ( )

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hand this 14th day of December, 2017, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

X _____
Derek Lancaster

STATE OF Tennessee
COUNTY OF williamson

Personally appeared before me, Derek Lancaster, a Notary Public in and for said County and State, Derek Lancaster, the within named bargainor unmarried (fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of December, 2017.

✓ _____
Notary Public
My Commission Expires: ✓ 10-7-2019

(This area for official notarial seal)
LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Exhibit A

Land in Davidson County, Tennessee, being Lot No. 391 on the Plan of Final Plat of Villages of Riverwood, Section One, Phase 4C of record in Plat at Instrument No. 20130702-0068170, 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 Derek Lancaster, unmarried by 20150518-0045343 deed from Sandra McCoy and husband, Ronald D. McCoy, II of record in Instrument No. 21050518-0045343 Register's Office for Davidson County, Tennessee, dated May 15, 2015 and recorded on May 18, 2015.

(Value of consideration shown in aforementioned deed $239,900.00.)

Being also known as 2053 Hickory Brook Drive Hermitage, Tennessee 37076.