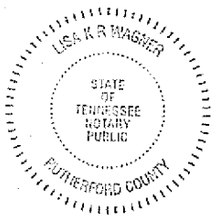
Bill Garrett Davidson County
Batch# 74616 DEEDWARR
03/29/2018 09:36:30 AM 3 pgs
Fees: $18.00 Taxes: $351.50
20180329-0029341



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $95,000.00.

Affiant

Subscribed and sworn to before me, this 22nd day of March, 2018.

Notary Public

My commission expires: Sept. 20, 2020

THIS INSTRUMENT PREPARED BY:
SolomonParks Title & Escrow, LLC
557 Sam Ridley Pkwy, Smyrna, TN 37167

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Eric Trenkmann	Eric Trenkmann	108-03-0-100.00
3087 Casa Drive	18 Corrigan Way	
Nashville, TN 37214	Old Tappan, NJ 07675	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Sarah Osborn and Troy Osborn, wife and husband

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Eric Trenkmann

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 608 on the Plan of Zone Lot Division, Lots 60, 61, 68 and 69, Section Five, Patio Villa of record in Book 6250, Page 491, amending Book 5200, Page 633, and Book 6050, Page 130, 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 Sarah Greenwell, unmarried by Warranty Deed from Joye A. Jackson, unmarried of record in Instrument No. 20041230-0154735, Register's Office for Davidson County, Tennessee, dated December 22, 2004 and recorded on December 30, 2004.

Being the same property conveyed to Sarah Osborn and Troy Osborn, wife and husband by Quitclaim Deed from Sarah Osborn f/k/a Sarah Greenwell, a married woman, who acquired title as unmarried, joined by her spouse, Troy Osborn of record in Instrument No. 20140106-0000933, Register's Office for Davidson County, Tennessee, dated December 17, 2013 and recorded on January 06, 2014.

SP 11/2015

This is improved property known as **3087 Casa Drive, Nashville, TN 37214.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 22nd day of March, 2018.

Sarah Osborn
Sarah Osborn

Troy Osborn
Troy Osborn

STATE OF ~~TENNESSEE~~ TEXAS RGC 3/22/18
COUNTY OF Collin

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Sarah Osborn and Troy Osborn, the bargainors, ~~with whom I am personally acquainted (or~~ proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 22nd day of March, 2018.

Rose G. Cole
Notary Public ROSE G. COLE
My Commission Expires: 12-17-2018

ROSE G. COLE
Notary Public
STATE OF TEXAS
Notary I.D. 822328
My Comm. Exp. Dec. 17, 2018

SolomonParks File No. 18-001015-529

SP 11/2015

TRUE COPY CERTIFICATION

I, Barbara T. Hodge, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that his is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me Lisa K.R. Wagner, a notary public for this county and state, Barbara T. Hodge, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: Sept 20, 2020

