WARRANTY DEED

B-VRES-18-918A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $534,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF MAY, 2018.

Notary Public

MY COMMISSION EXPIRES: 8/20/19 (AFFIX SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Katharine M. Osborne	**Access National Mortgage**	
(NAME)	(NAME)	**082-16-0S-001.00-CO**
918 A Fatherland St	**1800 Robert Fulton Drive, Suite 350**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**Reston, VA 20191**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARY ALEXANDRA COLEMAN, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KATHARINE M. OSBORNE, UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit A, The Cottages at 918 Fatherland St. as shown in the Declaration of Covenants Conditions and Restriction for The Cottages at 918 Fatherland St., a Horizontal Property Regime with Private Elements of record in Instrument Number 20151007-0102194, 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 a part of the same property conveyed to The Twin Team, LLC by Warranty deed from William F. Feehely and Celeste D. Krenz, husband and wife of record in Instrument No. 20150610-0054877, Register's Office for Davidson County, Tennessee, dated June 08, 2015 and recorded on June 10, 2015 and corrected by Affidavit of Scriveners Error of record on October 07, 2015, of record in Instrument No. 20151007-0102311, Register's Office for Davidson County, Tennessee. (Value of consideration shown in aforementioned deed $235,000.00.)

Being the same property conveyed to Mary Alexandra Coleman, an unmarried woman by Warranty deed from The Twin Team, LLC of record in Instrument No. 20160718-0073763 Register's Office for Davidson County, Tennessee, dated June 27, 2016 and recorded on July 18, 2016.

This conveyance is subject to:
- Taxes for the year 2018, a lien not yet due and payable.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20151007-0102194, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 1, Page 13, Chancery Court for Davidson County, Tennessee.
- Restrictive Covenant for Detached Structure of record in Instrument Number 20010906-0096901, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **918 A Fatherland St, Nashville, Tennessee 37206**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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# 90493 **DEEDWARR**
05/09/2018 01:59:24 PM 2 pgs
Fees: $13.00 Taxes: $1,979.13

20180509-0044548

Witness my/our hand(s) this the 4th DAY OF MAY, 2018.

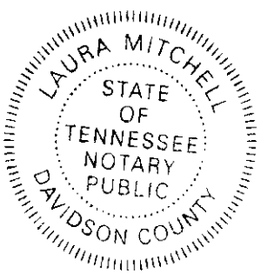
Mary Alexandra Coleman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARY ALEXANDRA COLEMAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th of May, 2018.

Notary Public
My Commission Expires: 1/3/22
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212