Bill Garrett Davidson County
Batch# 94355 DEEDWARR
05/18/2018 11:34:30 AM 3 pgs
Fees: $18.00 Taxes: $555.00
20180518-0047821

This Instrument Prepared by: AND RETURN TO:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Ashley Osgood
336 Timberway Circle
Nashville, TN 37214

SEND TAX BILL TO:
Movement Mortgage
5024 Calvin Hall Rd
Indian Land, SC 29707

MAP/PARCEL 108-07-0B-101.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Howard P. McGill and Frances McGill, husband and wife, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Ashely Osgood and Thomas Osgood, wife and husband, hereafter called the GRANTEES,** their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 101-1, on the Plan of Timber Lake Condominium created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated and as established by a Master Deed of record in Book 6549, Page 475; Book 6591, Page 141; and Book 7153, Page 617, Register's Office for said County, to which plan reference is hereby made for a more complete description, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit "A-1" of Master Deed of record in Book 6549, Page 475; Book 6591, Page 141; and Book 7153, Page 617, Register's Office for Davidson County, Tennessee. Reference is hereby made to the plat of Timber Lake Condominium as set forth in Exhibit "A-2" of said Master Deed for a more complete identification and description of such Unit.

Being the same property conveyed to Howard P. McGill and wife, Frances McGill by Warranty deed from Jacqueline Pride of record in Instrument No. 20080229-0020097 Register's Office for Davidson County, Tennessee, dated February 27, 2008 and recorded on February 29, 2008.

This is improved property known as: **336 Timberway Circle, Nashville, Tennessee 37214**

THIS CONVEYANCE is made subject to all taxes, taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that

the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their 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.

Possession to be given 17th day of May, 2018.

WITNESS MY HAND on this the 17th day of May, 2018

Howard P. McGill

Howard P. McGill

Frances McGill

Frances McGill

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Howard P. McGill and Frances McGill,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 17th day of May, 2018.

Jodie D Pelley

NOTARY PUBLIC

My Commission Expires: 9/22/2020

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

The actual value or consideration, whichever is greater, for this transfer is $150,000.00

AFFIANT

Subscribed and sworn to before me this the 17th day of May, 2018.

Jodie D Pelley

NOTARY PUBLIC

My Commission Expires: 9/22/2020

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File No.

True Copy Certification

I, Penny Y. Ray, 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 this is a true and correct copy of the original document executed and authenticated according to law.

Penny Y. Ray
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray 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: 5/6/19
Notary' Seal (if on paper)

