Bill Garrett Davidson County
Batch# 135651 DEEDWARR
08/31/2018 02:03:30 PM 3 pgs
Fees: $18.00 Taxes: $606.80
20180831-0086732

WARRANTY DEED

TONJA BARRON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

263114

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $164,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 31st DAY OF August, 2018.

Notary Public

MY COMMISSION EXPIRES: 10/31/2020
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charley G Osborne (NAME)	New Owner (NAME)	
1382 Rural Hill Rd, #159 (ADDRESS)	(NAME)	163020C02800CO
Antioch TN 37013 (CITY) (STATE) (ZIP)	(ADDRESS) (CITY) (STATE) (ZIP)	

FOR AND 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, **Magdalynn Head, married**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Charley G. Osborne, an unmarried woman,** HEREINAFTER CALLED THE GRANTEE, HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING LOT NO. 25, UNIT NO. 159 AS DESCRIBED IN THE MASTER DEED AND BYLAWS FOR AUTUMN RIDGE TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, OF RECORD IN INSTRUMENT 20060404-0038533 AND AMENDED IN INSTRUMENT 20060419-0045063 AND IN INSTRUMENT NO. 20061115-0141803, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR AM ORE PARTICULAR DESCRIPTION OF SAID UNIT. DESCRIPTION TAKEN FROM EXHIBIT B OF THE FIRST AMENDMENT TO MASTER DEED AND BYLAWS. THE DESCRIPTION IS THE SAME AS THE PREVIOUS DEED OF RECORD.

Being the same property conveyed to Magdalynn Owens by virtue of that certain Quit Claim Deed dated February 18, 2015, and being of record at Instrument No. 20150309-0019770 in the amount of $.00 in the Register's Office of Davidson County, Tennessee.

Magdalynn Owens has since married Kenyatta Head and is now known as Magdalynn Head. Kenyatta Head joins in this conveyance to transfer any marital rights he may have.

This conveyance is subject to all easements, restrictive covenants and conditions of record at Instrument No. 20060404-0038533 and amended at 20060419-0045063, Instrument No. 20061115-0141803, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x unimproved property, known as 1382 Rural Hill Rd. Unit 159 Antioch, TN 37013
(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.

Witness my hand this 31st day of August, 2018.

Magdalynn Head

Kenyatta Head

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Magdalynn Head and Kenyatta Head,** with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 31st day of August, 2018.

Notary Public

My Commission Expires: 7.5.2021

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL) JILL L SWICEGOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires July 9, 2022

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