Karen Y Johnson Davidson County
Batch# 148858 DEEDWARR
10/04/2018 10:21:30 AM 3 pgs
Fees: $18.00 Taxes: $549.45
20181004-0098592

WARRANTY DEED

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-30-2021

MST 2018-1362

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $148,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF Sept. 2018

Notary Public

MY COMMISSION EXPIRES: 5-30-21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Music City Financial, LLC	Music City Financial, LLC	160-14-0-D-003.00
(NAME)	(NAME)	
7703 North Lamar Blvd. #205	7703 North Lamar Blvd. #205	
(ADDRESS)	(ADDRESS)	
Austin, TX 78752	Austin, TX 78752	
(CITY) (STATE) (ZIP)	(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, WE, **Mary Lou Osborne, Donna J. Davis, and Dominic J. Ceroli, heirs of the Estate of Marlene E. Ceroli,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Music City Financial, LLC, a Texas Limited Liability Company,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of Land in Davidson County, State of Tennessee, described as follows: to-wit:

Land in Davidson County Tennessee, being Unit Number 5704, in Brentwood Trace Condominiums, Section II, a Horizontal Property Regime, as shown on the plat of Brentwood Trace Condominiums, Section II, recorded in Book 5200, Pages 376 and 377, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 5818, Page 915, Register's Office for Davidson County, Tennessee, to which reference is made.

Being the same property conveyed to Marlene E. Ceroli, a single person by Warranty Deed from S. Claire Pelster, a single person of record in Book 7188, Page 139, Register's Office for Davidson County, Tennessee, dated March 27, 1987 and recorded on April 01, 1987.

Marlene E. Ceroli died intestate June 15, 2018; said property vested to the heirs at law, Mary Lou Osborne, Donna J. Davis, and Dominic J. Ceroli, pursuant to the Affidavit of Heirship of record in Instrument No. 20180927-0096069, Register's Office for Davidson County, Tennessee.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2018, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Book 5200, Pages 376 and 377, Register's Office for Davidson County, Tennessee. The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings

thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Brentwood Trace Condominiums of record in Book 5524, Page 415, amended in Book 5545, Page 510 and Book 5818, Page 915, Register's Office for Davidson County, Tennessee. By Laws of record in Book 5524, Page 424, amended in Book 5537, Page 988 and Book 5868, Page 70, Book 5818, Page 925, in the Register's Office for Davidson County, Tennessee. Water Main Easement of record in Book 6122, Page 419, in the Register's Office for Davidson County, Tennessee. Sanitary Sewer Easement of record in Book 6122, Page 424, in the Register's Office for Davidson County, Tennessee. Water Mains Appurtenances Agreements of record in Book 5155, Page 164 and Book 5155, Page 169, in the Register's Office for Davidson County, Tennessee. Storm Water Detention Agreement of record in Book 5861, Page 411, in the Register's Office for Davidson County, Tennessee. Easement with reference to Plat of record in Book 4460, Page 110 and Book 4831, Page 125, in the Register's Office for Davidson County, Tennessee. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

This property, known as 5704 Stone Brook Drive, Brentwood, TN 37027
(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/our hand(s) this 29th DAY OF Sept, 2018.

Mary Lou Osborne

Mary Lou Osborne

Donna J. Davis by Mary Lou Osborne, her Attorney-in-Fact

Donna J. Davis by Mary Lou Osborne, her Attorney-in-Fact

Dominic J. Ceroli by Mary Lou Osborne, his Attorney-in-Fact

Dominic J. Ceroli by Mary Lou Osborne, his Attorney-in-Fact

STATE OF OHIO

COUNTY OF Trumbull

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

Witness my hand and official seal, this the 28th day of September, 2018.

Fayma J Hansen

Notary Public

My Commission Expires: 6-17-23

NOTARIAL SEAL STATE OF OHIO

FAYMA J HANSEN
NOTARY PUBLIC, STATE OF OHIO
My Comm. Expires 6-17-23

STATE OF OHIO

COUNTY OF Trumbull

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Mary Lou Osborne, Attorney-in-Fact for Donna J. Davis and Dominic J. Ceroli, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she, executed the foregoing instrument on behalf of and as Attorney-in-Fact for the said Donna J. Davis and Dominic J. Ceroli, as his/her free act and deed for the purposes therein contained, said Power of Attorneys of record filed simultaneously herewith in the Register's Office of Williamson County, Tennessee.

Witness my hand and official seal, this the 28th day of September, 2018.

Fayma J. Hansen
Notary Public

My Commission Expires: 6-17-23

(SEAL)

NOTARIAL SEAL STATE OF OHIO

FAYMA J HANSEN
NOTARY PUBLIC, STATE OF OHIO
My Comm. Expires 6-17-23

True Copy Certification

I, Yvette Meldrum, 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.

Signature – Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum 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: 5-30-21

CHERIE FRANKLIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 05-30-2021