Karen Y Johnson Davidson County
Batch# 152870 DEEDWARR
10/19/2018 04:02:30 PM 3 pgs
Fees: $18.00 Taxes: $647.50
20181019-0104094

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B18-2035

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Byng Hamz
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 19th day of October, 2018

Notary Public

Commission Expires: 3/10/19

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Address of New Owner	Send Tax Bills To:	Map & Parcel
Manuel Enamorado 104 Randy Road Nashville, TN 37115	Movement Mortage 8024 Calvin Hall Rd. Indian Lake, SC 29707	043-15-0-031

WARRANTY DEED

FOR AND IN 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, I/WE,

Christopher William Osborne and wife, Jill Susannah Osborne

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Manuel Enamorado, an unmarried man

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:

Land in Davidson County, Tennessee, being Lot Number 52, on the Plan of Rainbow Terrace, Section V, of record in Plat Book 2133, Page 72, Register's Office for said County, to which plan reference is hereby made for a more complete description.
INCLUDED, BUT SPECIFICALLY EXCLUDED therefrom is the following described tract of land in Davidson County, Tennessee, of record in Book 4368, Page 795, said Register's Office:
A strip or parcel of land in the 10th Councilmanic District of Metropolitan Government of Nashville & Davidson County, Tennessee, being part of Lot No. 52 on the plan of Rainbow Terrace, Section V., as of record in Book 2133, Page 72, Register's Office for said County.
Said strip or parcel of land fronts 115 feet on the Westerly side of Randy Road and runs back between parallel lines 5 feet to points on the new relocated Westerly side of Myatt Drive on which it measures 115 feet thereon, the same being parallel to and 30 feet from the centerline of said Drive and containing 575 square feet.

Being the same property conveyed to Christopher William Osborne by deed from William Dwight Hardin and Beverly Jeanne Hardin Drake, heirs of the Estate of Edith Eunice Read Hardin, deceased and William Dwight Hardin, Executor of the Estate of Edith Eunice Read Hardin and Beverly Jeanne Hardin Drake, Executrix of the Estate of Edith Eunice Read Hardin, deceased, dated June 28, 2007, of record in Instrument 20070705-0079909, Register's Office for said County.
Jill Susannah Osborne hereby joins in the execution of this deed to convey any and all rights she may have.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 104 Randy Road, Nashville, TN 37115

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 19th day of October, 2018.

Christopher William Osborne

Jill Susannah Osborne

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Christopher William Osborne and Jill Susannah Osborne** 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.

Witness my hand and official seal at Brentwood, Tennessee this 19th day of October, 2018.

Notary Public
My Commission Expires: 9/6

(Notary Seal)

SUSAN LAETRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

True Copy Certification

I, Anita Lester, 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

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Patricia Nicholls, a notary public for this county and state, Anita Lester 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: 5/5/20
Notary' Seal (if on paper)

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.