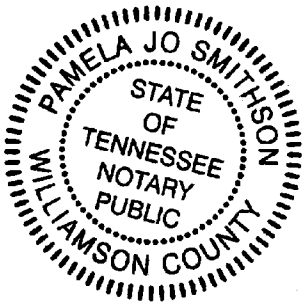
WARRANTY DEED



STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $549,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF OCTOBER, 2018

Notary Public

MY COMMISSION EXPIRES: 3/13/22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF18-101313

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Francis LaRocca and Rebecca Chabot	Mortgage Investors Group	
(NAME)	(NAME)	
609 Maplewood Lane	8320 E. Walker Springs Lane, #200	061-06-0-141.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Knoxville, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO/100 DOLLARS ($0.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, MATTHEW OSLER AND BLAIR OSLER, TRUSTEES OF THE OSLER REVOCABLE LIVING TRUST, DATED AUGUST 22, 2016, AS TENANTS BY THE ENTIRETIES, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO FRANCIS LAROCCA AND REBECCA CHABOT, HUSBAND AND WIFE, 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 the westerly 143.5 feet of the southerly part of Lot No. 3 on the Plan of Map Showing Subdivision of Part of The William Bradford Land of record in Plat Book 547, Page 91, in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 3 fronts 143.5 feet on the northerly margin of Maplewood Lane and extends back between parallel lines 300.9 feet to a dead line.

Included in the above description, but specifically excluded therefrom is the following described property:

Land in Davidson County, Tennessee and being the most northeasterly portion of John Billy McIntosh and wife, Katherine L. McIntosh property, of record in Deed Book 4612, Page 671, in said Register's Office for said County, and being described as follows:

Beginning at an iron pin (new), the most northeast corner of this tract, a corner to Elmer Kent (Deed Book 4039, Page 234), and being the most northeast corner of John Billy McIntosh (Deed Book 4612, Page 671); thence with said Kent, S. 06° °0' 49" W. 27.92 feet to an iron pin (new); thence with a new dividing line N. 49° 10' 01" W. 73.79 feet to a railroad spike (new) in the line of said Kent; thence with Kent, S. 81° 22' 40" E. 67.12 feet to the beginning, containing 936.1 square feet, more or less, by Quitclaim Deed recorded September 7, 1994 in Book 9458, Page 579, in said Register's Office for said County.

Being the same property conveyed to Matthew Osler and Blair Osler, Trustees of the Osler Revocable Living Trust, dated August 22, 2016 by Warranty deed from Matthew Osler, and Blair A. Darnell Osler, who is also known as Balir Osler, husband and wife of record in Instrument No. 20160831-0091290 Register's Office for Davidson County, Tennessee, dated August 22, 2016 and recorded on August 31, 2016.

Blair Osler and Blair A. Darnell Osler, are one in the same person.

Karen Y Johnson Davidson County
Batch# 156619 DEEDWARR
11/05/2018 09:38:30 AM 3 pgs
Fees: $18.00 Taxes: $2,034.63
20181105-0109297

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 609 Maplewood Lane, Nashville, TN 37216
(House No.) (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 the 31st day of October, 2018

Matthew Osler and Blair Osler, Trustees of the Osler Revocable Living Trust, dated August 22, 2016, as tenants by the entireties

BY: _____
Matthew Osler, Co-Trustee

BY: _____
Blair Osler, Co-Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 31st day of October, 2018, before me personally appeared Matthew Osler and Blair Osler, Trustees of the Osler Revocable Living Trust, dated August 22, 2016, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 31st day of October, 2018.

_____
Notary Public

My Commission Expires: 10-12-19

(SEAL)

LAURA PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

True Copy Certification

I, Jamie Ivey, 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 therewith 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 Williamson

Personally appeared before me, Emily Jones, a notary public for this county and state, Jamie Ivey, 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: 05/31/2022

