WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 157091 DEEDWARR
11/06/2018 12:40:11 PM 2 pgs
Fees: $13.00 Taxes: $899.10

20181106-0109970

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $243,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of October, 2018

Notary Public

MY COMMISSION EXPIRES: 1-24-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Theresa Lynn Osborne	CMG	15007043600
(NAME)	(NAME)	
3416 Daisy Trail	3160 Crow Canyon	400
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	San Ramon CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Brian O. Bergeron and wife, and Sharon F. Bergeron,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Theresa Lynn Osborne, a single woman,** 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 No. 288 on the Plan of The Country, Section 7-A, of record in Plat book 6250, Page 308, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Brian O. Bergeron and wife, Sharon F. Bergeron, by deed of record in Book 8978 , Page 761 , Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 3416 Daisy Trail, 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.

3511

Witness my/our hands this 30th day of October, 2018.

Brian O. Bergeron

Sharon F. Bergeron

State of Tennessee
County of ~~Davidson~~ Wilson

Personally appeared before me Brian O. Bergeron and Sharon F. Bergeron, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 30th day of October, 2018.

Notary Public
My Commission Expires:

File No.: 13484

KRISTIN L. BURRELL
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 06-01-2019