Return To: Perrone & Young 109 Westpark Drive Suite 330 Brentwood, TN 37027	State of Tennessee County of Williamson The actual consideration or value, whichever is greater, for this transfer is **$106,000.00**. Affiant Subscribed and sworn to before me, this the 11th day of January, 2019. Notary Public My commission expires: 10-3-2020 (AFFIX SEAL)

KRISTEN JACOBY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Aubrey Woodfin	**Cross Country Mortgage, Inc.**	**150-00-0-106.00**
3208 Hamilton Church Rd.	6850 Miller Road	
Antioch, TN 37013	Brecksville, OH 44141	

Karen Johnson Davidson County
Batch# 184447 **DEEDWARR**
01/16/2019 11:53:20 AM 2 pgs
Fees: $13.00 Taxes: $392.20

20190116-0004553

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, WE,

Henry T. Osman and wife, Peggy A. Osman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Aubrey Woodfin and Robert W. Woodfin Jr., as Joint Tenants with Right of Survivorship

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:

A lot or parcel of land in the 2nd, formerly 3rd, Civil District of Davidson County, Tennessee, described as follows:

Beginning in the center of Hamilton Church Road at the southeast corner of the property conveyed to John F. Painter and wife, by deed from Richard Thompson and wife, of record in Book 1633, page 43, Register's Office for Davidson County, Tennessee; thence with said Painter's easterly line N 8 deg. 45' E, 256 feet, more or less, to the southerly line of the Annie Carter Land; thence with said Carter's southerly line, S 85 deg. 40' E, 100 feet to the westerly line of the colored lodge property; thence with same S 8 deg. 45' W 256 feet to the center of Hamilton Church Road; thence with the center of same, N 84 deg. 50' W, 100 feet to the beginning.

Being the same property conveyed to Henry T. Osman and wife, Peggy A. Osman by Warranty Deed dated June 7, 2000 from Property Investors, Inc., a Tennessee corporation of record in Instrument No. 20000612-0058612, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved (_X_) Unimproved (____) property known as **3208 Hamilton Church Rd., Antioch, TN 37013**.

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 Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 11th day of January, 2019.

Henry T. Osman

Henry T. Osman

Peggy A. Osman

Peggy A. Osman

STATE OF ILLINOIS
COUNTY OF TAZEWELL

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Henry T. Osman and Peggy A. Osman**, the bargainor(s) 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, at office, this **11th** day of **January, 2019.**

Barbara A M Barnes

Notary Public

My Commission Expires: 05/23/2022

"OFFICIAL SEAL"
BARBARA A. M. BARNES
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 5/23/2022