Karen Johnson Davidson County
Batch# 185258 DEEDWARR
01/17/2019 03:03:30 PM 2 pgs
Fees: $13.00 Taxes: $1,142.38
20190117-0005148

Prepared by:
Realty Title & Escrow Company, Inc.
2000 Richard Jones Rd. Ste 178
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $308,750.00.

Affiant

JODI JACKSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Subscribed and sworn to before me, this 15th day of January, 2019.

Notary Public
My commission expires: 7-26-21

03-1812-38842

Address of New Owner:	Send Tax Bills to:	Tax Information:
Johnathan Lindley Williams 1034 Fontaine Drive Goodlettsville, TN 37072	F&M Bank 10 Cadillac Dr., Ste 100 Brentwood, TN 37027	033-06-0-011.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100's ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Janet Osborne, unmarried**, hereinafter the Grantors, have bargained and sold, and do hereby transfer and convey to **Johnathan Lindley Williams, a single man**, hereinafter called the Grantees, their successors 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. 64 on the Plan of Section Two, Plantation Estates, of record in Book 3842, Page 133, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Landon B. Osborne and wife, Opie L. Osborne by deed from John B. Gibbs and wife, Betty L. Gibbs, dated July 5, 1967, recorded August 16, 1967, of record in Book 4162, Page 28, Register's Office for Davidson County, Tennessee. The said Landon B. Osborne having since died on December 28, 1996, leaving subject property to his wife, Opie L. Osborne. The said Opie L. Osborne having since died widowed on November 25, 2001, leaving subject property to Steven Bryan Osborne. The Last Will and Testament of Opie L. Osborne was admitted to probate in the Probate Court of Davidson County in case no.: 02P-596, by Order of said Court dated April 26, 2002. Steven Osborne was appointed Executor of the Estate and Letters Testamentary were issued to him. The Last Will and Testament of Opie L. Osborne does not make a specific devise of the subject property. Item X of the Last Will and Testament of Opie Osborne devises the residuary of the estate (including subject property) to Steven Osborne. Estate was closed by Order of the Court dated July 11, 2003. The said Steven Osborne having since died on June 5, 2017, leaving subject property to his wife, Janet Osborne. The Last Will and Testament of Steven B. Osborne was admitted to probate in Seventh Circuit Court of Davidson County, Probate Division, in case no.: 17P-1305, BY Order of said Court on August 16, 2017. Said Order appointed Janet Osborne as Executrix of the Estate of Steven B. Osborne and Letters Testamentary were issued to her. The Last Will and Testament of Steven B. Osborne does not make a specific devise of the subject property. Article IV of the Last Will and Testament of Steven B. Osborne devises the residuary of the estate (including subject property) to Janet Osborne. Estate was closed by Order of the Court dated August 30, 2018.

Further being the same property conveyed to Janet Osborne by deed from Janet Osborne, Executrix of the Estate of Steven Bryan Osborne, dated April 18, 2018, recorded September 7, 2018, of record in Instrument No. 20180907-0088702, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of records, including all items set out on any applicable plat of record.

This property is improved property known as 1034 Fontaine Drive, Goodlettsville, TN 37072.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors and assigns and representatives, to warrant and forever defend the title to 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 hand this 15th day of January, 2019.

Janet Osborne

Janet Osborne

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, Janet Osborne, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 15th day of January, 2019..

Jessica Lascelle

Notary Public

My Commission expires: 11-3-20

JESSICA LASCELLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Penny Y. Ray, 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.

Penny Y. Ray
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray 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: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY