Karen Johnson Davidson County
Batch# 196052 DEEDWARR
02/19/2019 08:11:30 AM 2 pgs
Fees: $13.00 Taxes: $2,760.20
20190219-0014411

G#31575-2

WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$746,000.00.** Carolyn I. Callaway Affiant Subscribed and sworn to before me, this the 15th day of February, 2019. Notary Public My commission expires: 5-6-19 (AFFIX SEAL)

SHANNON PHILBIN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 6, 2019

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Michael D. Callaway and Carolyn I. Callaway	**"New Owners"**	**131090B00300CO**
105 Sheffield Court		
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Robert H. Osburn and wife, Belinda Osburn

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

Michael D. Callaway and Carolyn I. Callaway, 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 Unit No. 3 (located upon Lot No. 2) on the Plan of Sheffield Condominiums, Phase II, of record in Book 5200, Page 474, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete description.

BEING the same property conveyed to Robert H. Osburn by Warranty Deed dated August 31, 1995, from I. C. Waddey, Jr. and wife, Ann M. Waddey, of record in Book 9782, Page 9, Register's Office for Davidson County, Tennessee.

BELINDA Osburn, spouse of the above named Robert H. Osburn, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, including any marital rights and homestead exemption.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Book 5200, Page 474, Register's Office for Davidson County, Tennessee;

2) Easement for Sanitary Sewer and/or Storm Drainage of record in Book 6229, Page 481, Register's Office for Davidson County, Tennessee;

3) Restrictive Covenants contained in instrument of record in Book 5996, Page 807, and amended in Book 6010, Page 663, Register's Office for Davidson County, Tennessee;

4) The Premises herein conveyed is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer,

water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens. assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Sheffield Condominiums, Phase II, of record in Book 5996, Page 812, By-Laws appended thereto, Register's Office for Davidson County, Tennessee;

5) Perpetual Easement for Highway Purposes of record in Book 4384, Page 438, Register's Office for Davidson County, Tennessee; and,

6) Taxes for the current year which have been prorated between the parties and assumed by the Grantees herein and the subsequent years, not yet due and payable.

This is improved property, known as: **105 Sheffield Court, Nashville, TN 37215**.

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 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 **15th** day of **February, 2019.**

Robert H. Osburn

Belinda Osburn

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Robert H. Osburn and wife, Belinda Osburn,** the within named sellers, 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 Nashville, Tennessee, this **15th** day of **February, 2019.**

Notary Public

My Commission Expires: 1/17/21

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, 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, Anthony N. Greco, a notary public for this county and state, Ernest D. Bennett, III, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

(Affix Seal)

Notary Signature

My Commission Expires: September 7, 2020