Karen Johnson Davidson County
Batch# 199866 DEEDWARR
02/27/2019 10:23:59 AM 2 pgs
Fees: $13.00 Taxes: $887.63
20190227-0017736

ADDRESS NEW OWNERS and
SEND TAX BILLS:
DARRON OSBORNE
5730 Stone Brook Drive
Brentwood, TN 37027

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, TN 37075

MAP PARCEL NUMBER:
84 - 16 - 207

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, PEGGY ULRICH, hereinafter called GRANTOR, has this day bargained and sold and by these presents transfers and conveys to DARRON OSBORNE, unmarried hereinafter called GRANTEE, his heirs, successors and assigns forever, the following described property, to wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the resubdivision of Lots 4 and 5 on the Nicholhurst Subdivision, as of record in Book 5190, Page 292, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Peggy Ulrich by Quitclaim Deed from Mary Ulrich, recorded on January 29, 1997, in Book 10332, Page 343, Register's Office for Davidson County.

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 116 McGavock Pike, Nashville, Tennessee 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEE, his heirs, successors and assigns, forever.

GRANTOR covenants with GRANTEE that she is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

GRANTOR further covenants and binds herself, her heirs, successors and assigns to warrant and defend the title to the said land to GRANTEE, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

FERGUSON & BELOTE
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-VRES-19-116

Executed on this 22 day of February, 2019.

Peggy Ulrich
PEGGY ULRICH

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, PEGGY ULRICH, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office this 22 day of February, 2019.

NOTARY PUBLIC

My Commission Expires: 4-19-21

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $239,900.00.

Peggy Ulrich
AFFIANT

Subscribed to and sworn before me, this the 22 day of February, 2019.

NOTARY PUBLIC

My Commission Expires: 4-19-21

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

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