WARRANTY DEED

Karen Johnson Davidson County
Batch# 226716 DEEDWARR
05/07/2019 09:31:05 AM 2 pgs
Fees: $13.00 Taxes: $779.96

20190507-0042623

G-VRES-19-5730

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,800.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF MAY, 2019.

Notary Public

MY COMMISSION EXPIRES: 2/2/21 (AFFIX SEAL)

SHEILA H. FRISBIE
STATE OF TENNESSEE NOTARY PUBLIC
LAWRENCE COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Douglas F. Burns and Sara S. Burns	Douglas F. Burns	
(NAME)	(NAME)	
5730 Stone Brook Dr.	379 Henryville Rd.	**160-14-0D-016.00-CO**
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Ethridge TN. 38456	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DARRON BRENT OSBORNE, AN UNMARRIED PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DOUGLAS F. BURNS AND SARA S. BURNS, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Being Unit No. 5730 in Brentwood Trace Condominiums Section Two, a Horizontal Property Regime located on Fox Ridge Drive and Stonebrook Drive, Brentwood, Davidson County, Tennessee as shown on the plat of Brentwood Trace Condominiums, Section Two recorded in Book 5200, Pages 376 and 377, Register's Office for Davidson County, Tennessee and described in a Master Deed recorded in Book 5818, Page 915 said Register's Office to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Brentwood Trace Condominium Apartments, Section II contained in the Master Deed recorded in Book 5818, Page 915 and By-Laws recorded in Book 5818, Page 925 and amended in Book 5868, Page 709, Register's Office for Davidson County, Tennessee are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Darron Brent Osborne, an unmarried person by Warranty deed from Lara B. McFadden, an unmarried person of record in Instrument No. 20111102-0085406 Register's Office for Davidson County, Tennessee, dated July 25, 2005 and recorded on November 02, 2011.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page (s) 376 and 377, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 5210, Page 374, Register's Office for Davidson County, Tennessee.
- Subject to the By-Laws for the administration thereof; also subject to the 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 buildings 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 Brentwood Traceof record in Book 5818, Page 915, Book 5524, page 415 and Book 5545, page 510, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 5524, Page 424, Book 5537, page 988, Book 5868, page 70 and Book 5818, page 925, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance to Metropolitan Government of record in Book 6122, Page 419, Book 6122, page 424, Book 5878, page 461, and Book 5878, page 489, in the Register's Office for Davidson County, Tennessee.
- Rules and Regulations of record in Book 5818, Page 949, in the Register's Office for Davidson County, Tennessee.
- Agreements for Dedication of Easement Water Mains and Appurtenances of record in Book 5155, Page 164 and Book 5155, Page 169, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Book 5861, Page 411, in the Register's Office for Davidson County, Tennessee.

- Creation of easement with reference to Plat of record in Book 4460, Page 110 and Book 4831, page 125, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5730 Stone Brook Dr., Brentwood, Tennessee 37027**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 3rd DAY OF MAY, 2019.

Darron Brent Osborne

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DARRON BRENT OSBORNE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd of May, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212