RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 190520474

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $285,000.00.

Kathy Snider
Affiant

Subscribed and sworn to before me, this 6th day of June, 2019.

Notary Public
My Commission Expires:

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN
My Commission Expires August 30, 2021

Karen Johnson Davidson County
Batch# 240704 DEEDWARR
06/10/2019 08:10:37 AM 2 pgs
Fees: $13.00 Taxes: $1,054.50

20190610-0054970

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Penelope Osgood 113 Morton Mill Circle Nashville TN 37221	New Owner	Tax Parcel ID No. 141-12-0D-113.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lula Callis, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Penelope Osgood, unmarried**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 113, THIRD REVISION, MORTON MILL ESTATES, TOGETHER WITH DRIVEWAY SERVING SAID LOT, as shown on plat of record in Plat Book 7900, Page 561, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from John Callis to Lula Callis, with life Estate retained by John Callis, as recorded on the 22nd day of March, 1993 in Deed Book 8893, Page 684 and Warranty Deed from Morton Mill, a Tennessee Joint Venture to John Callis and wife, Lula Callis, as tenants by the entirety, as recorded on the 24th day of August, 1989 in Deed Book 7922, Page 185, in the Register's Office of Davidson County, Tennessee.

John Callis having since died on April 5, 2013 and his life estate interest in said property hereby extinguishing upon his death.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 6900, Page(s) 652, revised in Plat Book 6900, Page 765, Plat Book 7900, Page 226 and Plat Book 7900, Page 561.

Declaration of Covenants, Conditions and Restrictions recorded in Book 7546, Page 145; Book 7936, Page 704 and Book 8079, Page 804.

This is improved property located at 113 Morton Mill Circle Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of June, 2019.

Lula Callis, by Georganne Goodwin, her Attorney in Fact
Lula Callis, by Georganne Goodwin, her Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lula Callis, 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, and who further acknowledged that she is the Attorney-in-Fact for Georganne Goodwin and that he is authorized by Georganne Goodwin to execute this instrument on her behalf.

Witness my hand, at office, this 6th day of June, 2019.

Notary Public

My Commission Expires: _____

