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

CRT File No. 190520607

Karen Johnson Davidson County
Batch# 243683 DEEDWARR
06/17/2019 09:24:35 AM 2 pgs
Fees: $13.00 Taxes: $1,387.13

20190617-0057727

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $374,900.00.

Affiant

Subscribed and sworn to before me, this 13th day of June, 2019.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Aaron Osher 332 Elmington Avenue Nashville TN 37205	New Owner	Tax Parcel ID No. 104-10-0C-012.00 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, **Jennifer N. Gray, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Aaron M. Osher, Unmarried, and Ronald A. Osher and Stephanie J. Osher, husband and wife, as Tenants in Common With Rights of Survivorship,** ("Grantees"), their 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 a certain Condominium Apartment Unit F-12, as shown on the map entitled 2nd Revised Plan of Elmington Condominium, of record in Plat Book 4660, page 60, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to JENNIFER N. GRAY, by deed from ELIZABETH C. AUDEN and husband, ADAM C. AUDEN, of record in Instrument No. 20140130-0008462, dated January 29, 2014, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 104-10-0C-012.00 CO.

Matters shown on the Plan of record in Plat Book 4660, page 60, said Register's Office.

Master Deed of record in Book 4486, page 547, amended in Book 4963, page 265, said Register's Office.

By-Laws of record in Book 4486, page 553, amended in Book 4963, page 263, Book 5362, page 258, Book 5516, page 302 and in Instrument No. 20181119-0113508, said Register's Office.

This is improved property located at 332 Elmington Avenue Nashville TN 37205

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.

BOX 10-A

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

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

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 13th day of June, 2019.

Jennifer N. Gray by Sam Coleman, 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, Sam Coleman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Jennifer N. Gray and that he is authorized by Jennifer N. Gray to execute this instrument on her behalf.

Witness my hand, at office, this 13th day of June, 2019.

Janderson
Notary Public

My Commission Expires: _____

