3PB

# WARRANTY DEED

Karen Johnson Davidson County
Batch# 262218 DEEDWARR
07/25/2019 11:47:23 AM 2 pgs
Fees: $13.00 Taxes: $762.20

20190725-0073210

MST 2019-1097

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $206,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF July, 2019

Notary Public

MY COMMISSION EXPIRES: 11/3/20
(AFFIX SEAL)

DESIREE D. MAXWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY:**

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| Linda S. Oscherwitz | **NEW OWNER** | 173-05-0A-227.00-CO |
| (NAME) | (NAME) | |
| 1790 Red Jacket Drive | | |
| (ADDRESS) | (ADDRESS) | |
| Antioch, TN 37013 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Anthony Alexander Atwell and Debra A. Atwell, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Linda S. Oscherwitz, a married woman,** 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:

**A certain parcel of real estate located in Davidson County, Tennessee, being Unit No. 227 of Barnes Crossing, Phase One, a Horizontal Property Regime established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Barnes Crossing of record in Instrument Number 20050721-0084791, re-recorded in Instrument Number 20050805-0092480 and amended in Instrument Number 20051114-0136938 and Instrument Number 20071227-0147998, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all 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 thereof; said Unit being depicted on Exhibit D to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Master Deed.**

**Being the same property conveyed to Rebecca A. Cain, an unmarried woman by Warranty Deed from Ole South Properties, Inc., a Tennessee Corporation of record in Instrument No. 20061004-0123456 Register's Office for Davidson County, Tennessee, dated September 28, 2006 and recorded on October 04, 2006.**

**Being the same property conveyed to Anthony Alexander Atwell and Debra A. Atwell, husband and wife by Warranty deed from Rebecca Cain Collins, married of record in Instrument No. 20181023-0104882 Register's Office for Davidson County, Tennessee, dated October 19, 2018 and recorded on October 23, 2018.**

**Subject to:** Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2019, a lien not yet due and payable. All matters as shown on the P.U.D. Boundary Plat of record in Instrument No. 20050128-0010427, in the Register's Office for Davidson County, Tennessee. The premises herein insured is a condominium apartment established pursuant to 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 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 Barnes Crossing, Phase One and By-Laws appended thereto, of record in Instrument Number 20050721-0084791, as re-recorded to add Phase Number in Instrument No. 20050805-0092480, and amended in Instrument No. 20051114-0136938 and Instrument No. 20071227-0147998, Register's Office for Davidson County, Tennessee. Easement to Metropolitan Government of record in Instrument Number 20050811-0095171 and Instrument Number 20050721-0084791, in the Register's Office for Davidson County, Tennessee. Grant of Easement to Comcast of Nashville I, LLC of record in Instrument Number 20131021-0109630, in the Register's Office for Davidson County, Tennessee. Restrictions of record in Book 6791, Page 479, in the Register's Office for Davidson County, Tennessee. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel. Subject to rights of others in and to the common areas and/or elements.

This property, known as 1790 Red Jacket Drive, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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 23rd DAY OF July, 2019.

Anthony Alexander Atwell

Debra A. Atwell

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Anthony Alexander Atwell and Debra A. Atwell, with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd day of July, 2019.

Notary Public

My Commission Expires: 4-24-2023

Amelia Swanson
State of Tennessee
Notary Public
(SEAL)
Williamson County