WARRANTY DEED

Karen Johnson Davidson County
Batch# 263529 DEEDWARR
07/29/2019 12:41:30 PM 3 pgs
Fees: $18.00 Taxes: $967.55
20190729-0074412

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $261,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 26th DAY OF July 2019.

Notary Public

MY COMMISSION EXPIRES: 1-6-20

(AFFIX SEAL) JENNIFER CHANDLER-COLE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires JAN 6, 2020

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Katie Osborne	CMG Mortgage, Inc d/b/A CMG Financial	
(NAME) 551 Bonerwood Dr.	(NAME) 3160 Crow Canyon Rd #400	147-10-0-172.00
(ADDRESS) Nashville, TN 37211	(ADDRESS) San Ramon, CA 94583	
(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, **LINDA RICHARDSON THERBER, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KATIE OSBORNE**, 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:

Land in Davidson County, Tennessee, being Lot No. 44 on the Plan of Parkview Estates, Section II, as of record in Book 3700, Page 87, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed by Quitclaim Deed from Marvin Kent Therber, unmarried to Linda Richardson Therber, unmarried as recorded on the 18th day of July, 1984 in Deed Book 6340, Page 236; Final Decree in Deed Book 5927, Page 108 and Warranty Deed from Leon A. Hemsley and wife, Camilla Hemsley to Kent Therber and wife, Linda R. Therber as recorded on the 17th day of December, 1970 in Deed Book 4467, Page 319, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 551 Bonerwood Dr., Nashville, TN 37211
(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 hand this 19th day of July, 2019

Linda Richardson Therber
by Marvin Kent Therber
attorney-in-fact

LINDA RICHARDSON THERBER, BY: MARVIN KENT THERBER, ATTORNEY IN FACT

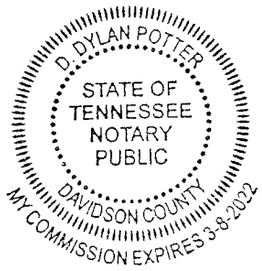
STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 19th day of July, 2019, before me personally appeared Marvin Kent Therber to me known to be the person who executed the foregoing instrument on behalf of Linda Richardson Therber and acknowledged that he executed the same as the free act and deed of Linda Richardson Therber.

Witness my hand and official seal this 19th day of July, 2019.

Commission expires:



Notary Public

Certificate of Authenticity

I, Jennifer Chandler- Cole do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer Chandler- Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires:_____

MAXINE J. RUCKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 6, 2020