Name and Address of New Owner:
Timothy A. Osborne
332 Hickory St.
Madison, TN 37115

Send Tax Bills To:
Same as New Owner

Karen Johnson Davidson County
Batch# 345571 DEEDWARR
01/21/2020 10:34:30 AM 3 pgs
Fees: $18.00 Taxes: $529.10
20200121-0006996

This Instrument Prepared By:
Greater Nashville Title, LLC
200 Madison Street
Madison, TN 37115

Map & Parcel No: 043-13-0-318.00-000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Steve E. Osborne, III**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Timothy A. Osborne,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 23, of Block "D" on the Plan of Final Plat of Crittenden Estates Subdivision of record in Plat Book 974, Page 69, in the Register' s Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the Property.

Said Lot No. 23, Block "D" fronts 50 feet on the Southerly margin of Oak Street, now known as Hickory Street, and extends back between parallel lines 140, feet to a dead line in the rear.

Being the same property conveyed to Anita M. Hatfield and husband, Larry Shelton Hatfield by Warranty deed from William C. Furkins and wife, Cynthia M. Furkins, of record in Book 10619, page 436, Register's Office for Davidson County, Tennessee, dated September 18, 1997 and recorded on September 24, 1997.

Being the same property conveyed to Steve E. Osborne III, an unmarried man, by Warranty deed from Anita M. Hatfield and Larry Shelton Hatfield, wife and husband, of record in Instrument No. 20190304-0019654 Register's Office for Davidson County, Tennessee, dated March 01, 2019 and recorded on March 04, 2019.

Being improved property also known as 332 Hickory Street, Madison, Tennessee 37115.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 17th day of January, 2020.

_____(SEAL)
Steve E. Osborne, III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Steve E. Osborne, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 17th day of January, 2020.

SANDY BALENT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My commission expires: 10-2-23

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $143,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
17th day of January, 2020.

_____
Notary Public
My commission expires: 10-2-23

SANDY BALENT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

File No. 2020-540

202001210006996

Certificate of Authenticity

I, Steven Disser, 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 TN

County of Davidson

Personally appeared before me, Melissa Shaffer, a notary public for this county and state, Steven Disser 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: 11/8/22.

Notary's Seal (If on paper)

