Karen Johnson Davidson County
Batch# 359651 DEEDWARR
02/18/2020 01:49:30 PM 2 pgs
Fees: $13.00 Taxes: $906.50
20200218-0017992

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

CRT File No. 20012429

JIM R. OVERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 03-15-2020

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $245,000.00

Affiant

Subscribed and sworn to before me, this 13th day of February, 2020.

Notary Public
My Commission Expires: 3/15/2020

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Brian A. Chester	~~New Owner~~ Brian A. Chester	Tax Parcel ID No.
427 Croley Drive	P.O Box 61	091 13 0 225.00
Nashville TN 37209	Pegram, TN 37143	

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, **V. Machelle Osborne, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brian A. Chester, an unmarried man** ("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 No. 21, Block "L", on the Plan of First Section, Crolywood Subdivision, of record in Book 1130, Page 65, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to V. Machelle Osborne, unmarried, by Warranty Deed from Daniel W. Sadler and wife, Johnnie W. Sadler, of record in Book 8720, Page 552, in the Register's Office of Davidson County, Tennessee, dated August 31, 1992 and recorded on September 03, 1992.

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 2020 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 of First Section of Crolywood Subdivision, as recorded in Plat Book 1130, Page(s) 65.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 427 Croley Drive Nashville TN 37209

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 13th day of February, 2020.

V. Machelle Osborne

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, V. Machelle Osborne, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of February, 2020.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022

Certificate of Authenticity

I, Jim R. Vanderpool, do hereby make an 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 with the law.

Jim R. Vanderpool

State of Tennessee
County of Williamson

Personally appeared before me, Kim Hollingshead, a notary public for this county and state, Jim R. Vanderpool, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My commission expires: 2/12/23

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY