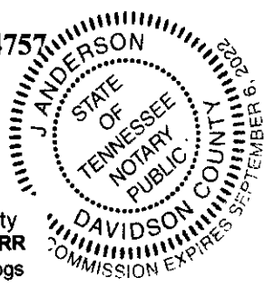
THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 200224757



Karen Johnson Davidson County
Batch# 378691 **DEEDWARR**
03/27/2020 11:16:28 AM 2 pgs
Fees: $13.00 Taxes: $1,017.50



20200327-0033370

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $275,000.00.

Affiant

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

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Samuel A. Osborn 404 Mercomatic Drive, Unit 105 Nashville TN 37209	New Owner	Tax Parcel ID No. 102-04-0A-105.00 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, **Kelly A. Brumagin, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Samuel A. Osborn, unmarried**, ("Grantee"), his 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 Unit No. 105, on the Horizontal Property Regime for Hillwood Place Townhomes, as recorded in the Master Deed of record in Instrument No. 20040130-0011736, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to KELLY A. BRUMAGIN, by deed from KRISTEN A. LOVETT NOW BEING KNOWN AS KRISTEN L. PITTENGER, of record in Instrument No. 20150706-0064694, dated June 30, 2015 , 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 2020 and subsequent years for Map-Par. 102-04-0A-105.00 CO.

Matters shown on the Plan of record in Plat Book 57, page 97, said Register's Office.

Master Deed of record in Instrument No. 20040130-0011736, said Register's Office.

Easement granted to Tennessee Electric Power Co. of record in Book 787, page 10, said Register's Office.

This is improved property located at 404 Mercomatic Drive, Unit 105 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 March, 2020.

Kelly A. Brumagin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kelly A. Brumagin, 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 March, 2020.

Notary Public

My Commission Expires: _____

