WARRANTY DEED

Karen Johnson Davidson County
Batch# 435732 **DEEDWARR**
07/13/2020 08:29:35 AM 2 pgs
Fees: $13.00 Taxes: $1,724.20

20200713-0075936

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $466,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of July, 2020

Notary Public I. Dyke Tatum

MY COMMISSION EXPIRES: May 08, 2021

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Karen Rochelle	Legacy Home Loans	03800008400
(NAME)	(NAME)	
120 Grady Place	4004 Hillsboro Pike, Ste 216 B	
(ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189	Nashville, TN, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Dereck L. Osborne and wife, Brenda J. Osborne,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Karen Rochelle, an unmarried 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:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE NORTH MARGIN OF OLD HICKORY BOULEVARD AND WEST MARGIN OF GRADY LANE, THENCE WITH OLD HICKORY BOULEVARD, A CURVE TO THE LEFT (HAVING A RADIUS OF 1421.94 FEET AND A CENTRAL ANGLE OF 09 DEG. 51'55" A CHORD BEARING AND DISTANCE OF NORTH 88 DEG. 42'27" WEST 244.53 FEET) 244.83 FEET TO THE SOUTHWEST CORNER OF THE GRADY SUBDIVISION AS RECORDED IN PLAT BOOK 9700 PAGE 505, REGISTER'S OFFICE DAVIDSON COUNTY, TENNESSEE. THENCE WITH THE WEST LINE OF LOT 1, NORTH 06 DEG. 35'11 EAST 299.07 FEET TO AN IRON PIN, THENCE NORTH 02 DEG, 35'30" EAST 216.44 FEET TO A FENCE POST, THE TRUE POINT OF BEGINNING. THENCE LEAVING LOT 1, NORTH 77 DEG. 05'56" WEST 660.07 FEET TO AN IRON PIN; THENCE WITH THE EAST LINE OF CATHERINE HASSEY PROPERTY, AS RECORDED IN BOOK 9528 PAGE 699 NORTH 15 DEG. 52'38" WEST 907.57 FEET WITH A FENCE LINE TO A 42" BEECH TREE; THENCE WITH EAST LINE OF EATON CREEK FARM L.P. AS RECORDED IN DEED BOOK 8829 PAGE 908, NORTH 02 DEG. 32'06" EAST, 328.06 FEET TO AN IRON PIN; THENCE NORTH 01 DEG. 21'31" EAST, 312.72 FEET TO A STEEL PIPE IN THE NORTHWEST LINE OF RICHARD E. KING PROPERTY; THENCE WITH KING'S WEST LINE SOUTH 30 DEG. 41'58" EAST 384.54 FEET TO AN IRON PIN; THENCE SOUTH 31 DEG. 20'05" EAST, 305.23 FEET TO P.K. NAIL SET; THENCE SOUTH 49 DEG. 56'22" EAST 339.57 FEET TO A RAIL ROAD SPIKE SET; THENCE SOUTH 46 DEG. 03'08" EAST 135.26 FEET TO AN IRON PIN; THENCE SOUTH 19 DEG. 13'54" EAST 82.71 FEET TO AN IRON PIN SET IN KING'S SOUTHWEST CORNER AND THE NORTHWEST CORNER OF ROGER WILLIAMS PROPERTY, AS RECORDED IN DEED BOOK 9872 PAGE 178; THENCE SOUTH 19 DEG. 29'11" EAST 252.06 FEET TO AN IRON PIN; THENCE SOUTH 18 DEG. EAST 209.25 FEET TO AN IRON PIN; THENCE SOUTH 04 DEG. 45' 16" WEST 133.36 FEET TO AN IRON PIN IN WESTERN TERMINUS OF A 50 FOOT PRIVATE ROAD (GRADY PLACE) AND THE SOUTHWEST CORNER OF WILLIAMS; THENCE SOUTH 04 DEG. 20'36" WEST 50.00 FEET TO A POINT IN THE SOUTHERN MARGIN OF SAID PRIVATE ROAD; THENCE SOUTH 04 DEG. 20'36" WEST 59.87 FEET TO THE POINT OF BEGINNING, CONTAINING 737,387.891 SQUARE FEET OR 16.859 ACRES.

FURTHER DESCRIBED AS BEING LOT 1 ON THE PLAT OF OSBORN SUBDIVISION OF RECORD IN PLAT BOOK 9700, PAGE 994, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO DERECK L. OSBORNE AND WIFE, BRENDA J. OSBORNE BY DEED DATED DECEMBER 23, 1997 FROM FLOYD A. DETCHON AND WIFE, RUTH C. DETCHON OF RECORD IN BOOK 10740, PAGE 497, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☐

This is improved ☑ property, known as 120 Grady Place, Whites Creek, TN 37189
(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 hands this 7th day of July, 2020.

Dereck L. Osborne

Dereck L. Osborne

Brenda J. Osborne

Brenda J. Osborne

State of Tennessee
County of Davidson

On this 7th day of July, 2020, before me, a Notary Public, within and for the State and County aforesaid, personally appeared Dereck L. Osborne and Brenda J. Osborne, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that they executed the within instrument for the purposes therein contained as their free act and deed.

Witness my hand and official seal this 7th day of July, 2020.

Notary Public I. Dyke Tatum
My Commission Expires: May 03, 2021

File No.: 20-Rochelle

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN