BOX 10-A **RETURN TO:**
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $183,500.00.

Grace F. Williams
Affiant

Karen Johnson Davidson County
Batch# 446824 **DEEDWARR**
07/30/2020 11:55:58 AM 2 pgs
Fees: $13.00 Taxes: $678.95

20200730-0084106

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of July, 2020.

TONYA B. CHERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN. My Commission Expires August 30, 2021

Notary Public
MY COMMISSION EXPIRES:
File No. G20-9594

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Tosha Marie Ward (NAME)	New Owner (NAME)	018-04-0-003.00
213 Orchard Park Dr. (STREET ADDRESS)	(STREET ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Joyce C. Osborne, an unmarried woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tosha Marie Ward, a single 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:

LAND in Davidson County, Tennessee, being Lot No. 5 on the Plan of Connell Hills, of record in Book 2900, Page 141, Register's Office for Davidson County, Tennessee.
SAID Lot No. 5 fronts 203.1 feet on the northeasterly side of Pear Orchard Drive and runs back 227 feet on the southeasterly line and 246.2 feet on the northwesterly line to a dead line in the rear, measuring 197 feet thereon.

BEING the same property conveyed to Joyce C. Osborne by Quitclaim Deed from Bobby Joe Osborne, dated 9/15/1987 and recorded 9/15/1987 in Book 7352, Page 660; and the same property previously conveyed to Bobby Joe Osborne and wife, Joyce C. Osborne by Warranty Deed from Toy B. Trapp and wife, Pauline D. Trapp, dated 8/24/1963 and recorded 8/30/1963 in Book 3615, Page 465, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Restrictions as recorded in Book 3841, page 24, Register's Office for Davidson County, Tennessee.

2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 2900, page 141, Register's Office for Davidson County, Tennessee.

The 2019 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 213 Pear Orchard Drive, Goodlettsville, TN 37072.

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. Whenever 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 hand(s) this 29th day of July, 2020.

Joyce C. Osborne

Joyce C. Osborne

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of July, 2020, before me personally appeared Joyce C. Osborne, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 29th day of July, 2020.

TODD SHOLAR
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-27-2022

Notary Signature
My commission expires:

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066