Karen Johnson Davidson County
Batch# 465628 DEEDWARR
08/27/2020 03:44:30 PM 3 pgs
Fees: $18.00 Taxes: $1,505.90
20200827-0097532

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200728971** APRIL D. WIDEMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $407,000.00. Affiant Subscribed and sworn to before me, this 19th day of August, 2020. Notary Public My Commission Expires: 3/13/2022

WARRANTY DEED

Address New Owner: Hillary Osborne and Kyle Schneider 364 Binkley Drive Nashville TN 37211	Send Tax Bills To: CapStar Bank 2002 Richard Jones Road Suite 300A Nashville, TN 37215	Tax Information: Tax Parcel ID No. 147 01 0 102.00

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, **Kimberly Sue Wichern, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Hillary Osborne and Kyle Schneider, husband and wife**, ("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. 461 on the Plan of Section Six, Caldwell Hall of record in Plat Book 2900, Page 148, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kimberly Sue Wichern, a single woman, by Warranty Deed from Family Trust Services, LLC, a Tennessee limited liability company, of record in Instrument No. 20171128-0121232, in the Register's Office of Davidson County, Tennessee, dated November 21, 2017 and recorded on November 28, 2017.

The execution of this instrument is affected by the signature of Nathan L. Powers as Attorney-in-fact for Kimberly Sue Wichern which Power of Attorney is recorded in Instrument No. _202008270097531_, Register's office for Davidson County, Tennessee.

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 Section Six, Caldwell Hall, as recorded in Plat Book 2900, Page(s) 148.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 3221, Page 6 amended in Book 3251, Page 543.

This is improved property located at 364 Binkley Drive Nashville TN 37211

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 19th day of August, 2020.

Kimberly Sue Wichern By Nathan L. Powers as attorney in fact

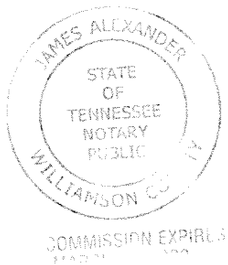
Kimberly Sue Wichern by Nathan L. Powers, as attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nathan L. Powers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Kimberly Sue Wichern, and he is authorized by Kimberly Sue Wichern to execute this instrument on their behalf.

Witness my hand, at office, this 19th day of August, 2020.

Notary Public
My Commission Expires: _____



True Copy Certification

I, Kimbra Spann, 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.

Kimbra Spann

State of Tennessee
County of Davidson

Personally appeared before me, April D. Wideman, a notary public for this county and state, Kimbra Spann, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

April D. Wideman
My commission expires: 3/13/2023

