Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

This Instrument Prepared By:
R. Francen Kavin, Attorney-at-Law
Watauga Title and Escrow Co., LLC
230 Glenis Drive, Suite 304, Liberty Square
Murfreesboro, Tennessee 37129
from information furnished by the parties

Karen Johnson Davidson County
Batch# 502468 **DEEDWARR**
10/28/2020 11:34:05 AM 2 pgs
Fees: $13.00 Taxes: $1,594.70



20201028-0124948

ADDRESS NEW OWNER:
Laura Michelle Osbun
1136 FrewiN Street
NoleNsville, TN 37135

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Renasant Bank
2001 Park Plac N. Suite 150
Birmi igham, AL 35203

Map/Parcel
#187-15-A-17.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named , and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Mark Alan Stauffer and Clare Worrell Stauffer, husband and wife,** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Laura Michelle Osbun, unmarried woman,** hereinafter called the "GRANTEE", her heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Being all of **Lot No. 17, Final Plat, Burkitt Springs, Phase 4B,** as shown by plat and survey of record in Instrument #20160802-0079556, as amended by Scrivener's Affidavit of Plat Correction of record in Instrument #20190109-0002443, both of record in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Mark Alan Stauffer and Clare Worrell Stauffer, husband and wife, by Warranty Deed dated April 20, 2017, from Regent Homes, LLC, a Tennessee limited liability company, of record in Instrument #20170421-0039371, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2020 and subsequent years.

This is **improved** property known as **1136 Frewin Street, Nolensville, Tennessee 37135.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever, and, GRANTORS do covenant with the said GRANTEE that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her heirs and assigns, against the lawful claims of all persons whomsoever. Whereever 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 OUR HANDS, this the **26th** day of **October, 2020.**

Mark Alan Stauffer

Clare Worrell Stauffer

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Mark Alan Stauffer and Clare Worrell Stauffer,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 26th day of October, 2020.

R. Francene Kavin
NOTARY PUBLIC

R. FRANCENE KAVIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

My Commission Expires: 10/31/2020

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $431,000.00.

AFFIANT

Subscribed and sworn to before me on this 26th day of October, 2020.

NOTARY PUBLIC

VIRGINIA ANDERSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 6, 2021

My Commission Expires: _____

File No. 20086176