WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 795,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of April, 2021.

Notary Public
COMMISSION EXPIRES: 7/3/23

ERNEST D. BENNETT III STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 3, 2023

(Affix Seal)

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 609425 DEEDWARR
04/07/2021 12:41:30 PM 2 pgs
Fees: $13.00 Taxes: $2,941.50
20210407-0045984

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John E. Osborne and Teresa V. Osborne	New Owner	104-10-0-072
(NAME)	(NAME)	
3426 Woodmont Blvd.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, I, **Charles P. Blackburn,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John E. Osborne and Teresa V. Osborne, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS 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 part of Lot No. 33 on the plan of Bransford Realty Co's West End Heights, of record in Book 332, page 124 and 125, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 33 fronts 60 feet on the Southwesterly margin of Chesterfield Avenue and extend back 153 feet, more or less, on the Northwesterly line and 167.4 feet, more or less, on the Northwesterly line and 167.4 feet, more or less, on the Southeasterly line to a dead line in the rear, measuring 66.1 feet thereon.

Being the same property conveyed to Charles P. Blackburn by Deed dated September 30, 2009 from Erich Faust and Lora W. Faust, recorded October 9, 2009, in Instrument Number 20091009-0094263, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 337 Chesterfield Avenue (House Number) (Street) (P.O. Address) Nashville (City or Town) 37212 (Postal Zip)

File No.: 3652-20
Warranty Deed Individual LES rev. 09-2018

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. successors 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, successors 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 our hands this 6th day of April, 2021.

GRANTOR:

Charles P. Blackburn, by
Ernest D Bennett, Attorney-In-Fact

Charles P. Blackburn by Ernest D Bennett III,
his Attorney-In-Fact

State of Tennessee

County of Davidson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Ernest D. Bennett, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who upon oath acknowledged himself to be the duly appointed and acting Attorney-In-Fact for Charles P. Blackburn, the within named bargainor, and in my presence executed the within instrument for and on behalf of said bargainor as his Attorney-In-Fact, and who further upon oath acknowledged that he did so as his free act and deed for the purposes therein contained, being duly authorized so to do.

WITNESS my hand and seal this 6th day of April, 2021.

Notary Public

Commission Expires: 3-7-2023

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 07, 2023

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, 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.

Ernest D Bennett III

Signature

State of Tennessee)
)
County of Davidson)

Personally appeared before the undersigned, a notary public for this county and state, Ernest D. Bennett, III, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: January 10, 2023

MARY GAIL PORTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MY COMMISSION EXPIRES JANUARY 10, 2023

Mary Gail Porter

Notary Signature