Bof 36

WARRANTY DEED

Karen Johnson Davidson County
Batch# 623695 DEEDWARR
04/27/2021 04:09:32 PM 2 pgs
Fees: $13.00 Taxes: $647.50

20210427-0056354

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $175,000.00.

Affiant

Subscribed and sworn to me on April 26, 2021.

NOTARY PUBLIC

My Commission Expires: 9/7/21

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires SEPT. 7, 2021

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #34527

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Jerry D. Fray Margot Fray 267 Graylynn Drive Nashville, TN 37214	Jerry D. Fray Margot Fray 8884D Murfreesboro Rd Lebanon, TN 37090	095-12-227

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Peter Jerome Osborne and Sidney Osborne, sole heir of Dennis Nolan Osborne, deceased, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Jerry D. Fray and Margot Fray, husband and wife, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Big Tree Estates, of record in Plat Book 6900, page 485, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description of said lot.
>
> Being the same property conveyed to Peter Jerome Osborne, a one-half undivided interest and Dennis Nolan Osborne, a one-half undivided interest by Quitclaim Deed from Graylynn Properties, LLC, dated November 5, 2009 and recorded November 6, 2009 as Instrument No. 20091106-0102775, Register's Office for Davidson County, Tennessee. The said Dennis Nolan Osborne having since died February 29, 2012 and Sidney Osborne being his sole heir at law.
>
> The conveyance of the above-described parcel of land is subject to the following:
>
> 1. 2021 Davidson and Nashville taxes which have been prorated by the parties and assumed by the Grantee(s).
> 2. Utility Easement as set forth in the deed of record in Book 2994, page 199, Register's Office for Davidson County, Tennessee.
> 3. Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4277, page 977, Register's Office for Davidson County, Tennessee.

This property is also known as unimproved property located at 267 Graylynn Drive, Nashville, TN 37214.

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 GRANTORS does covenant with the said GRANTEES 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 does further covenant and bind themselves, their heirs and assigns, 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 hand(s) this 26th day of April, 2021.

Peter Jerome Osborne

Sidney Osborne

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On April 26, 2021, before me personally appeared Peter Jerome Osborne and Sidney Osborne, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as his/her free act and deed.

Witness my hand and official seal on April 26, 2021.

NOTARY PUBLIC

My Commission Expires: 9/7/21

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires SEPT 7, 2021