Karen Johnson Davidson County
Batch# 715437 DEEDWARR
09/14/2021 11:56:30 AM 3 pgs
Fees: $18.00 Taxes: $2,405.00
20210914-0123087

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater is $650,000.00.

Affiant

Subscribed and sworn before me this the 8th day of September, 2021.

Notary Public
My commission expires: 6/14/25

MARK S WARNER III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
James Osborne	CMG Mortgage, Inc. dba CMG Financial	083-14-0 222.00
1900 Fatherland St	3160 Crow Canyon Road, Ste 400	
Nashville, TN 37206	San Ramon, CA 94583	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ROBERT HOLT WHITT, III AND STEPHANIE WHITT, husband and wife,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **JAMES OSBORNE AND LAUREN OSBORNE, husband and wife,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Block C, Priest Home Place Subdivision, of record in Plat Book 161, page 102, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Stephanie Whitt and Robert Holt Whitt, III, wife and husband, by deed dated 06/15/2018, from David Long and Alexandra Long, husband and wife, of record in Instrument No. 20180618-0058510, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1900 Fatherland St, Nashville, TN 37206.

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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 8th day of September, 2021.

Robert Holt Whitt, III

Stephanie Whitt

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary **Public in** and for said county and state, **Robert Holt Whitt, III and Stephanie Whitt**, with whom I am personally **acquainted, or** proved to me on the basis of satisfactory **evidence**, and who acknowledged they executed the **within instrument** for the purposes therein contained.

Witness my hand and official seal this 8th day of September, 2021.

My commission expires:

9-6-22

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Benjamin Seamon, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a certified true and exact copy of the original document executed and authenticated according to law on 9/8/21.

Affiant Signature

9/10/21

Date

State of Williamson

County of Tennessee

Sworn to and subscribed before me this 10 day of September, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 9-6-22

DIANA K GALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY