Karen Johnson Davidson County
Batch# 818856 DEEDWARR
03/10/2022 08:47:30 AM 5 pgs
Fees: $28.00 Taxes: $2,497.50
20220310-0027426

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 36910-02-2022**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $675,000.00. Affiant Subscribed and sworn to before me this 1st day of March, 2022. Notary Public My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 2, 2023

WARRANTY DEED

Address New Owner: Adam J. Osborne, Sonny C. Virgin 1041 Nunnery Lane Nashville, TN 37221	**Send Tax Bills To:** new owner	**Tax Information:** Map and Parcel No.: 141050A00200CO

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, **Sarah Van Hoven and Mathew Van Hoven, wife and husband**, ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Adam J. Osborne and Sonny C. Virgin, husband and wife** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1041 Nunnery Lane, Nashville, TN 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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, Grantors have executed this instrument on the 1st day of March, 2022.

Sarah Van Hoven

Mathew Van Hoven

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Sarah Van Hoven and Mathew Van Hoven, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of March, 2022.



Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee being Lot No. 2 on the plan of Avondale Park, Phase 1, Section 1A, as of record in Instrument No. 20080226-0018937, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Sarah Van Hoven and Mathew Van Hoven, wife and husband, by deed dated August 16, 2017 from Rebecca P. Spence of record in Instrument No. 20170818-0084858, Register's Office for Davidson County, Tennessee.
This conveyance is made subject to:

1. 2022 City/County Taxes which have been prorated by the parties and assumed by the Grantees.
2. Restrictive covenants contained in an instrument of record in Instrument No. 20020821-0100879, Register's Office for Davidson, County, Tennessee.
3. Declaration of Covenants, Conditions and Restrictions for Avondale Park of record in Instrument No. 20081203-0117452, amended in Instrument No. 20090331-0028791 and Instrument No. 20101223-0102254, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Instrument No. 20080226-0018937, Register's Office for Davidson County, Tennessee.
5. Easement and right-of-way for electric power transmission lines and poles with rights of ingress and egress and other rights and privileges as set out in Deed granted to the United States of record in Book 4193, page 903, Register's Office for Davidson County, Tennessee.
6. Easement for water line to Harpeth Valley Utilities District of Davidson and Williamson Counties, of record in Book 5738, page 832, Register's Office for Davidson County, Tennessee.
7. Easement for sewer line to Harpeth Valley Utilities District of Davidson and Williamson Counties, of record in Book 7601, page 400, Register's Office for Davidson County, Tennessee.
8. Easement for water main across the Dower Tract, a part of the Property, of record in Book 1237, page 674, Register's Office for Davidson County, Tennessee, to the Big Harpeth river and privilege of building a pump house and drainage across the Dower Tract (see deed of record in Book 840, page 540, Register's Office for Davidson County, Tennessee).
9. Advertising space lease of record in Book 4494, page 882, Register's Office for Davidson County, Tennessee.
10. Easement for Landscape of record in Instrument No. 20090414-0033629 and Instrument No. 20090429-0038537, Register's Office for Davidson County, Tennessee.
11. Easement to Harpeth Valley Utility District for Williamson and Davidson Counties, Tennessee, of record in Instrument No. 20040204-0013639, Instrument No. 20040204-0013640 and Instrument No. 20040204-0013641, Register's Office for Davidson County, Tennessee.
12. Access Easement Agreement of record in Instrument No. 20041207-0145662, Register's Office for Davidson County, Tennessee.
13. Easement for transmission line of record in Instrument No. 20060110-0003857, Register's Office for Davidson County, Tennessee.
14. Order to TVA of record in Book 4273, page 280, Register's Office for Davidson County, Tennessee.

15. Storm water detention agreement of record in Instrument No. 20060512-0055867, Register's Office for Davidson County, Tennessee.
16. Memorandum of Lease by and between Michael R. Allison and National Advertising Company, dated June 26, 1995 and recorded in Book 10023, page 638, Register's Office for Davidson County, Tennessee.
17. Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20071002-0117293, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law on 3/1/22

GEORGE E. MUDTER, JR.
Dated 3/1/22

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dated 3/1/22
Notary's Signature
My Commission Expires: 10/2/2023
Notary Seal:

