Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr., Suite 140
Franklin, TN 37067

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Robert L. Scruggs, Attorney, 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 487,550.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of September, 2024.

Notary Public

COMMISSION EXPIRES:

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov. 22, 2025

Karen Johnson Davidson County
Batch # 1184675 DEEDWARR
09/23/2024 09:15:51 AM 2 pgs
Fees: $13.00 Taxes: $1,803.94
20240923-0073376

(Affix Seal)

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Robert Kane Osborne	**New Owner**	083-01-0-171
(NAME)	(NAME)	
1019 Granada Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, we, **Andrew Fraser and Abigail Fraser, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robert Kane Osborne, unmarried,** 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 the Westerly half of Lot No. 20 on the plan of W.H. Hyronemus Addition, of record in Plat Book 161, page 174, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Said Westerly half of Lot No. 20 fronts 50 feet on the Northerly side of Bailey Avenue and runs back between parallel lines 168 feet to an alley.

Being the same property conveyed to Abigail Fraser and Andrew Fraser, husband and wife, by Warranty Deed from Zachary Swift and Jessica Van Meter, husband and wife, filed for record on December 10, 2019 as Instrument No. 20191210-0127467, 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 **1019 Granada Avenue** **Nashville, TN** **37206**
(House Number) (Street) (P.O. Address) (City or Town) (State) (Postal Zip)

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 16th day of September 2024.

Andrew Fraser

Abigail Fraser

STATE OF TEXAS)
COUNTY OF POTTER)

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared **Andrew Fraser and Abigail Fraser,** 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 as their free act and deed for the purposes therein contained.

WITNESS my hand and seal this 16 day of September 2024.

Notary Public

Commission Expires: 10 · 06 · 2027

JOHN ANDERSON
Notary Public, State of Texas
Notary ID #134594848
My Commission Expires 10-06-2027