20-1-610

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $54,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 1ST 2ND DAY OF NOVEMBER, 2000.

Notary Public

MY COMMISSION EXPIRES: May 26, 2002.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald W. Osborne	Same.	91-2-313
(NAME)	(NAME)	
5506 California Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, Lillian Shemin, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronald W. Osborne unmarried, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 Lot No. 1413 and 1415 of Block No. 50, Plan No. 2 West Nashville, as of record in Plat Book 57, page 172, said Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Lillian Shemin by deed of record in Book 11693, page 745, Register's Office for Davidson County, Tennessee.

Lillian Shemin is one and the same as Lillian F. Shemin.

This instrument is executed on behalf of Lillian Shemin by Randy Shemin, Attorney In Fact pursuant to recorded Power of Attorney of record in Book11345, Page 685, in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 5506 California Avenue, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (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 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 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.

Davidson County DEEDWARR
Recvd: 11/28/00 10:11 2pgs
Fees:11.00 Taxes:199.80

20001128-0116514

Witness my/our hand(s) this 2nd day of November, 2000.

Lillian Shemin by Randy Shemin a Horney in fact

Lillian Shemin by: Randy Shemin Attorney-In-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 2nd day of November, 2000, before me personally appeared Randy Shemin, the person who executed the foregoing instrument on behalf of Lillian Shemin and who acknowledged that he executed the same as the free act and deed of the said Lillian Shemin, through Power of Attorney granted him by the said Lillian Shemin.

Witness my hand and official seal at Nashville, Tennessee this 2nd day of November, 2000.

Commission expires: May 26, 2002

Elizabeth E. Triplett

Elizabeth E. Triplett Notary Public

ELIZABETH E. TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.