File No. 250502727

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $214,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF JUNE, 2005.

Notary Public

MY COMMISSION EXPIRES: . (AFFIX SEAL) 11/2/08

Davidson County DEEDWARR
Recvd: 06/15/05 10:22 2 pgs
Fees:13.00 Taxes:791.80

20050615-0068291

THOMAS SIDWELL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

My Commission Expires 11/2/08

THIS INSTRUMENT WAS PREPARED BY
Sidwell Case
121 4th Avenue South, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matteson-Hudson Construction Company	NEW OWNER	118-08-0-067
(NAME) 2417 A & 2417 B Eugenia Avneue	(NAME) 2821 Erica Place	
(ADDRESS) Nashville, TN	(ADDRESS) Nashville, Tennessee, 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Ronald W. Osborne, married**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Matteson-Hudson Construction Company**, HEREINAFTER CALLED THE GRANTEE(S), HIS 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 Lots No. 37 and 38, on the Plan of Grandview Heights, of record in Book 161, Pages 14 and 15, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ronald W. Osborne by deed from Charles W. Ryan and wife, Christine N. Ryan as of record in Record Book 10252, Page 736, Register's Office for said County.

Tonie Osborne, wife of Ronnie W. Osborne, joins in this instrument to convey any and all marital interest she has in said property.

Taxes for the year 2005, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 161, Page 14, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, and (3) building restrictions.

unimproved ☐

This is improved ☒ property, known as 2417 A & 2417 B Eugenia Avneue, Nashville, TN
(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 GRANTEE(S), HIS heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), HIS 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 9th day of June, 2005.

Ronald W. Osborne

Tonie Osborne

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Ronald W. Osborne, and Wife, Tonie Osborne, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 9th day of June, 2005.

Commission expires: 11/2/05

Notary Public

File Number: 250502727

RETURN TO:

Sidwell Title

121 1st Avenue South, Suite 200

Franklin, TN 37064

K. THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires 11/2/05