**RETURN TO:** FOUNDERS TITLE AND ESCROW, LLC, 9045 CAROTHERS PARKWAY, SUITE 202, FRANKLIN, TN 37067
**BOX 19-A**

| **WARRANTY DEED** | STATE OF TENNESSEE<br>COUNTY OF WILLIAMSON<br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $184,900.00.<br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME THIS 14TH DAY OF DECEMBER, 2007.<br>Notary Public<br>MY COMMISSION EXPIRES:<br>(AFFIX SEAL) |
|---|---|

**THIS INSTRUMENT WAS PREPARED BY**
Founders Title and Escrow, LLC, 9045 Carothers Parkway, Suite 202, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Lance Osborne, et ux. | Countrywide Home Loans, Inc. | |
| (NAME)<br>1440 Woodfield Drive | (NAME)<br>PO Box 660694 | 172-12-A-125 |
| (ADDRESS)<br>Nashville, TN 37211 | (ADDRESS)<br>Dallas, TX 75266-0694 | |
| (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, **DENNIS E. COAKLEY AND WIFE, MARILYN P. COAKLEY**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **LANCE OSBORNE AND WIFE, SARAH D. OSBORNE**, 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, TN, being Lot No. 364 on the Plan of Bradford Hills, Section Eight, of record in Book 7900, page 6 and Book 7900, pages 387 and 388, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Dennis E. Coakley and Marilyn P. Davis, joint tenants with rights of survivorship by deed dated May 5, 2004 from Eugene Jenkins, Jr., unmarried, of record in Instrument No. 20040507-0052453, Register's Office for Davidson County, Tennessee. By Quitclaim Deed of record in Instrument No. 20040617-0071633, said Register's Office, Dennis E. Coakley and Marilyn P. Davis quitclaimed subject property to Dennis E. Coakley and wife, Marilyn P. Coakley.

This conveyance is subject to (a) all restrictions of record; (c) all easements of record; (b) all visible easements; (c) all matters appearing on the plan(s) of record; and (d) all matters referenced in the master deed and by-laws; and (e) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1440 Woodfield Drive, Nashville, TN 37211

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: 12/19/07 11:06 2 pgs
Fees:13.00 Taxes:684.13
20071219-0145567

Witness our hands this 14th day of December, 2007.

Dennis E. Coakley

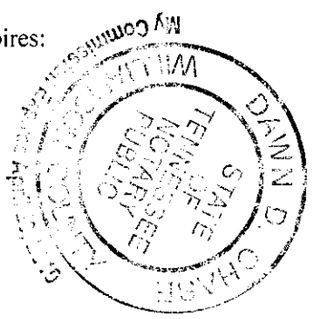
Marilyn P. Coakley

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dennis E. Coakley and wife, Marilyn P. Coakley, the bargainors, 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 and official seal at Franklin, Tennessee on this 14th day of December, 2007.

My Commission expires:




Notary Public