Davidson County DEEDWARR
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Fees:22.00 Taxes:0.00
20081121-0114657

This document prepared by (and after recording return to):
Name: Mene' S. Osman
Firm/Company:
Address: C/o 1474-A West 84 Street
Address 2:
City, State, Zip: Hialeah, Florida 33014
Phone: 305-823-1401

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WARRANTY DEED
(Individual to Individual)

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Michael P. Osman**, an Individual, ☐ married ☒ unmarried, hereinafter referred to as "Grantor", has this day bargained and sold, and by these presents does hereby transfer and convey unto **Mene' S. Osman**, an Individual, ☐ married ☒ unmarried, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Describe Property of State "SEE DESCRIPTION ATTACHED AS EXHIBIT "A"

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by Grantor, if any, which are reserved by Grantor.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

The source of title in Grantor(s) is by Warranty Deed recorded in the office of the Register of Deeds on November 13, 2006 having Instrument Number 20061113-0140655 in the Register's Office for Davidson County, Tennessee.

WITNESS Grantor(s) hand(s) this the ____ day of November, 2008.

Grantor
Michael P. Osman

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 20th day of November, 2008, before me personally appeared Michael P. Osman, a single man, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

Printed Name: Rachel E Roberts

Commission Expires:
11/22/2011

RACHEL E. ROBERTS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires January 22, 2011

New Owner

Grantor(s) Name, Address, phone:
Michael P. Osman
442 Thunderbird Court
Nashville, Tennessee 37209

Grantee(s) Name, Address, phone:
Mene' S. Osman
442 Thunderbird Court
Nashville, Tennessee 37209

Map & Parcel #
093 06 1 087.00

SEND TAX STATEMENTS TO GRANTEE

Maximum principal indebtedness for Tennessee recording tax purposes is $105,000.00.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of Tennessee
County of Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $160,000.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 20 day of November, 2008.

RACHEL E. ROBERTS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires January 22, 2011

Affiant

Michael P. Osman
Type or Print Name

Notary Public

My commission expires:
1/22/2011

Rachel E Roberts
Type or Print Name

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE,
WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 50.00
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME THIS
THE 21 DAY OF NOV. 20 08
Deputy Register

EXHIBIT "A"
LEGAL DESCRIPTION

A certain condominium apartment known as Unit No. 1905 of the Horizontal Property Regime of Viridian Condominium pursuant to Master Deed of record as Instrument No. 20061004-0122833 and Addendum of record in Instrument No. 20061004-0122834, Registers Office for Davidson County, Tennessee, to which referenced is made for a more complete description.