BILL GARRETT, Davidson County
Trans:T20100013593 DEEDWARR
Recvd: 03/08/10 10:26 2 pgs
Fees:13.00 Taxes:432.53
20100308-0017538

WARRANTY DEED

MONTE POE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$116,900.00.**

Affiant

Subscribed and sworn to before me, this the 5th day of March ,2010

Notary Public

My commission expires: 9/3/12

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Latosha N. Osborne	Franklin Synergy Mortgage	**Map 032-13, Parcel 080**
4400 Falling Leaf Lane	3301 Aspen Grove Dr.	
Nashville, TN 37207	Ste. 200 Franklin TN 37067	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

John T. Gregath and L. Kay Gregath, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Latosha N. 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. 59 on the Plan of Timbertrail, Section 4, of record in Book 5200, page 634, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to John T. Gregath and L. Kay Gregath, husband and wife, by Special Warranty Deed from Secretary of Veterans Affairs, dated August 27, 2009, of record in Instrument No. 20090902-0082270, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 6515, Page 1, Register's Office of Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved (_X__) Unimproved (____) property, known as **4400 Falling Leaf Lane, Nashville, TN 37207**

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 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.

Witness my/our hand(s) this 5th day of March 2010

John T. Gregath

L. Kay Gregath

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, **John T. Gregath and L. Kay Gregath,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 5th day of March 2010

Notary Public



My Commission Expires: 2/24/13