Prepared By & Return To:
Clarity Title, LLC
815 Loretta Drive
Goodlettsville, TN 37072
11-0104T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$ 105,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 16 day of June, 2011.

Notary Public
Commission Expiration:

ROBBIN TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 9, 2014

ADDRESS OF NEW OWNER:	**SEND TAX BILLS TO:**	**MAP-PARCEL:**
Rickie F. Osborne	**Riekie F. Osborne**	**064-09-0-208.00**
4200 Brackenwood Drive	4200 Brackenwood Drive	
Old Hickory, TN 37138	Old Hickory, TN 37138	

WARRANTY DEED

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

James B. Buckley Jr. and wife, Patricia S. Buckley

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Rickie F. Osborne, unmarried

HEREINAFTER CALLED THE GRANTEE, 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 all of Lot No. 48 on the Plan of Southfork, Section One, as shown of record in Plat Book 6250, Page 384, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to James B. Buckley, Jr., and wife, Patricia S. Buckley, by Warranty Deed dated January 14, 2000 from Betty Jo Bowles, a widow and filed of record in Instrument No. 20000124-0007671, of the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: Real Property Taxes for the year 2011 and every year thereafter; Restrictions of record in Book 6596, Page 797, Book 8291, Page 955, Book 8123, Page 787, Book 6906, Page 733 and in Book 6656, Page 217; subject to any and all matters on plan of record in Plat Book 6250, Page 384; all in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the source of title shown above.

This is **improved** property known as: **4200 Brackenwood Drive Old Hickory, TN 37138**

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, his heirs and assigns forever; and we do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right

BILL GARRETT, Davidson County
Trans:T20110036979 DEEDWARR
Recvd: 06/21/11 08:55 2 pgs
Fees:13.00 Taxes:388.50
20110621-0047384

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, 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 hand this 13th day of June, 2011.

James B. Buckley Jr.

Patricia S. Buckley

STATE OF North Carolina

COUNTY OF Mecklenburg

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **James B. Buckley Jr. and wife, Patricia S. Buckley,** 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 Charlotte, ~~Tennessee~~ North Carolina this 14th day of JUNE, 20 11.

Notary Public – Stephen M. Kenny

STEPHEN M. KENNY NOTARY PUBLIC CABARRUS COUNTY, NC

Commission Expiration: FEB. 1, 2013

STATE OF TENNESSEE
COUNTY OF _____

On this the _____ day of _____, 20____, before me personally appeared _____, to me known to be the person who executed the foregoing instrument in behalf of _____ as Attorney in Fact, and who acknowledged that he/she executed the same as the free act and deed of said _____. Witness my hand and official seal.

_____
Notary Public

Commission Expiration:

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, a Notary Public in and for said County and State, personally appeared _____, with whom I am personally acquainted, and who, upon oath, acknowledged himself/herself to be the President of _____, the within named bargainor, a corporation, and that he/she as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself/herself as President.

Witness my hand and official seal at office this _____ day of _____, 20____.

_____
Notary Public