File No. 110351

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110039772 DEEDWARR
Recvd: 07/01/11 14:33 2 pgs
Fees:13.00 Taxes:484.70
20110701-0050821

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $131,000.00

Noel R. Turner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JUNE, 2011.

Rebecca Campbell
Notary Public

MY COMMISSION EXPIRES: 3/28/15
(AFFIX SEAL)

Rebecca Campbell State Of Tennessee Notary Public Sumner County

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Noel R. Turner	Nationstar Mortgage, LLC	02900022100
(NAME)	(NAME)	
5576 Clarksville Pike	109 Hazel Path, Suite 8	
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080	Hendersonville, TN 37075	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, David L. Osborne and wife, Sandra K. Osborne, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Noel R. Turner and wife, Gretchen M. Turner, 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 described as follows:

Beginning at an iron pin in the northeasterly margin of Highway No. 112, formerly Dry Creek Road, being McClusky's southerly line; thence with the northeasterly margin of said highway, South 27 degrees E 100 feet, continuing with said highway South 29 degrees 45 minutes East 75 feet to an iron pin; thence North 76 degrees 15 minutes East 350 feet to an iron pin; thence North 6 degrees West 59 feet to an iron pin; thence North 88 degrees 30 minutes West 420 feet to the beginning, containing 1 acre, more or less.

Being the same property conveyed to David L. Osborne and wife, Sandra K. Osborne by deed from Lenwood W. Groah and wife, Lucille W. Groah, dated September 28, 1992 and recorded on October 1, 1992 in Book 8743, page 743, Register's Office, Davidson County, Tennessee.

The legal description contained herein is the same as in the previous deed of record.

unimproved ☐

This is improved ☒ property, known as 5576 Clarksville Pike, Joelton, TN 37080

(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 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

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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 our hands this 15th day of June, 2011.

David L. Osborne

Sandra K. Osborne

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David L. Osborne and wife, Sandra K. Osborne, the bargainor(s), 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 15th day of June, 2011.

Commission expires:

2/28/12

Notary Public

Rebecca Campbell
State Of Tennessee Notary Public
Sumner County