WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $226,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF October, 2011.

Notary Public

MY COMMISSION EXPIRES: 6-28-15

(AFFIX SEAL)

APRIL G. NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

BILL GARRETT, Davidson County
Trans:T20110066282 DEEDWARR
Recvd: 10/24/11 10:52 2 pgs
Fees:13.00 Taxes:836.20
20111024-0082395

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alfred Mathew Adinolfi, Jr.	Pinnacle National Bank	Map 181-10-A
(NAME) 6956 Scarlet Ridge Drive	(NAME) 150 3rd Ave So. Suite 900	Parcel 162 CO
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Nashville TN 37201	
(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, **BRADLEY J. OSBORNE AND KARA OSBORNE, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ALFRED MATHEW ADINOLFI, JR. AND BETTY JUNE ADINOLFI, HUSBAND AND WIFE,** 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. 416 on the Plan of Autumn Oaks of record in Plat Instrument No. 20020523-0062993, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Bradley J. Osborne and Kara Osborne, husband and wife, by deed from NVR, Inc., of record in Instrument No. 20040330-0035257, said Register's Office.

This conveyance is subject to (a) 2011 real property taxes; (b) all matters appearing on the plan of record in Instrument No. 20020523-0062993, said Register's Office; (c) restrictive covenants of record in Book 6704, page 397, Book 6968, page 30, Book 6704, page 405, Instrument No. 20010912-0099443, Instrument No. 20100414-0028160 and Instrument No. 20101206-0096935, said Register's Office; and (d) easements of record in Book 9343, page 196, Book 9343, page 199, Book 11217, page 799, Book 2245, page 271, Book 6968, page 25, Book 4240, page 667, Book 3376, page 239, Book 7760, page 970, Instrument No. 20020826-0103047 and Instrument No. 20020918-0113710, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 6956 Scarlet Ridge Drive, Brentwood, Tennessee 37027
(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 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 21 day of Oct., 2011.

Bradley J. Osborne

Kara Osborne

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bradley J. Osborne and Kara Osborne, the bargainor, 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 Nashville, Tennessee this 21 day of October, 2011.

Commission expires:

Notary Public

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 4, 2013