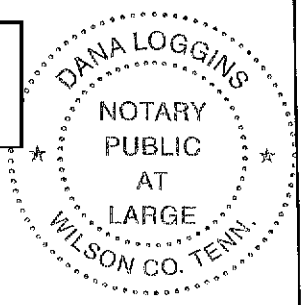
WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/21/12 08:07 3 pgs
Fees:18.00 Taxes:82.28
20120621-0054257



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $22,236.76

Donald J. Osburn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of June, 2012.

Notary Public

MY COMMISSION EXPIRES: 8.3.15

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Donald J. Osburn	Pinnacle National Bank	05413000600
(NAME)	(NAME)	
101 Anthony Avenue	150 3rd Ave South, Ste. 900	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **David C. Braunscheidel and Christine Braunscheidel**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Donald J. Osburn and Teresa B. Osburn, Husband and Wife**, hereinafter called the GRANTEE(S), their heirs and/or 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 part of lot No. 18 on the Plan of Life and Casualty Insurance Company's Subdivision of Dabbs and Elliott's property, known as Dupontonia, as of record in Plat Book 843, page 56, Register's Office for said County, described as follows:
Beginning at a point on the northwesterly margin of Anthony Avenue, 325 feet northeasterly from the northwest corner of said Anthony Avenue and Old Hickory Boulevard; thence with the northwesterly margin of said Anthony Avenue, northeastwardly 100 feet to a point in the southwestern boundary line of a part of lot No. 18 conveyed to Robert M. Nabors, Jr. and wife, Mildred S. Nabors, by deed from Clarence R. Ussery and wife, of record in Book 1542, page 130, Register's Office for said County; thence with Naborrs' southwestern boundary line, northwestwardly 150 feet to Nabors' southwest corner; thence southwestwardly 100 feet to a point; thence southeastwardly 150 feet to the beginning.

Being the same property conveyed to David C. Braunscheidel and wife, Christine Braunscheidel by Deed from Alton J. Agee and Carol Akers, dated 02/10/2000 and filed for record on 02/25/2000 in Instrument 200002250018450, Register's Office for Davidson County, Tennessee. Said deed was rerecorded in Instrument 200003230029419.

All matters as set forth per Plat Book 843, Page 56, said Register's Office.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 101 Anthony Avenue, Old Hickory, TN 37138
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 15th day of June, 2012.

David C. Braunscheidel

Christine Braunscheidel

State of Tennessee
County of Wilson

Personally appeared before me David C. Braunscheidel and Christine Braunscheidel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 15th day of June, 2012.

Notary Public-Escrow Officer
My Commission Expires: 8.3.15

DANA LOGGINS
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

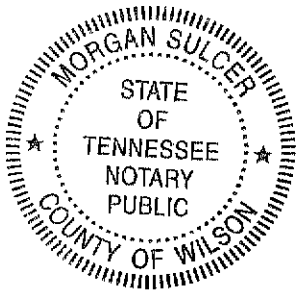
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, Morgan Sulcer, a notary public in and for the aforesaid county and state, the within named Tracey Trumphour, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: 9/2/2013