BILL GARRETT, Davidson County
Trans:T20130022007 DEEDWARR
Recvd: 03/18/13 14:37 2 pgs
Fees:13.00 Taxes:314.50
20130318-0026763

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC

25 Century Blvd, Suite 212
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 13th day of March, 2013, by and between Verna A Osborne and Ronald Osborne, a married couple, party of the first part, and Deirdre D Sanders, an unmarried woman, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Being Lot No. 360 on 160, on the Plan of Section Four, Terragon Trails, of record in Plat Book 5050, at Page 57, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being all or part of the same property conveyed to Robert E. Furlow and Verna A. Furlow, by virtue of that certain Warranty Deed dated April 30, 1990, at Book 8100, Page 661 in the Register's Office of Davidson County, Tennessee. Robert E. Furlow and Verna A. Furlow held title as tenants by the entirety until the death of Robert E Furlow on October 26, 2000, leaving Verna A Furlow as the remaining tenant by the entirety. Verna A Furlow has since remarried and is now known as Verna A Osborne.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2013 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Verna A Osborne

Ronald Osborne

STATE OF Indiana
COUNTY OF Posey

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Verna A Osborne and Ronald Osborne, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 13th day of March, 2013.

Notary Public

My Commission Expires: 6-9-2020

DARLENE PRATHER
Resident of Vanderburgh County, IN
Commission Expires: June 9, 2020

Property Owner & Address:	Deirdre D Sanders 4741 Miners Cove Antioch, TN 37013
Tax Parcel No	14909020500
Property Address:	4741 Miners Cove Antioch, TN 37013

MAIL TAX BILLS TO: New Owner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $85,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 13th day of March, 2013.

Notary Public

My Commission Expires: 3-3-15

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
March 3, 2015