Return to:
Realty Title
206 A Cool Springs Blvd #106
Franklin, TN 37067

PREPARED BY (~~AND RETURN TO~~):

WILKINS & IVEY
Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20130026421 DEEDWARR
Recvd: 04/02/13 10:28 2 pgs
Fees:13.00 Taxes:506.90
20130402-0032224

W & I Ref:(DM) Title No: 52362
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
James C. Osborne Jennifer L. McMakin 5037 Edmondson Pike Nashville, Tennessee 37211	Magna Bank 6525 Quail Hollow Rd, Suite 300 Memphis, TN 38120

TAX MAP-PARCEL NUMBERS: 14710006000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$137,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John F. Reeder, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **James C. Osborne, unmarried and Jennifer L. McMakin, unmarried, tenants in common, with rights of survivorship,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 305 on the Plan of Caldwell Country Estates Section Five of record in Book 3300, page 16, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Included in the above description, but expressly excluded therefrom this conveyance, is that certain property conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 7088, page 500, said Register's Office.

Being the same property conveyed to John F. Reeder by Warranty Deed from Frank Allan Lewis and Mark Lee Leiws, heirs-at-law of Sandra Jo M. Lewis (a/k/a Sandra Jo Morrison), dated January 15, 1997 and recorded on January 16, 1997 of record in Book 10321, page 9, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2013, and subsequent years; The Plan, with Owner's Certificate, of record in Book 3300 Page 16, said Register's Office, which Plan shows a 40 foot minimum building setback line from West Durrett Drive and Edmondson Pike and a 10 foot easement for public utility and drainage purposes along the southwesterly line of said lot. And an easement for public utility and drainage of varying widths along the north

westerly line of said lot with a sewer line located therein. And an overhang easement located across the northeasterly portion of said lot.

This is improved property, known as: 5037 Edmondson Pike, Nashville, Tennessee 37211

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 28th day of March, 2013.

John F. Reeder

State of TENNESSEE
County of DAVIDSON

On this 28th day of March, 2013 , before me the undersigned authority, personally appeared John F. Reeder , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES: March 3, 2015

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $137,000.00

Affiant

Sworn and subscribed before me this the 28th day of March, 2013

My Commission Expires: 10-18-16

DEBORAH K. DEVINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Comm. Expires October 18, 2016

Notary Public