BILL GARRETT, Davidson County
Trans:T20130063567 DEEDWARR
Recvd: 07/25/13 13:39 2 pgs
Fees:13.00 Taxes:377.03
20130725-0077171

THIS INSTRUMENT PREPARED BY:
RONALD B. BUCHANAN, Attorney at Law
165 Indian Lake Boulevard, Suite 101
Hendersonville, Tennessee 37075

(FROM INFORMATION PROVIDED BY THE PARTIES)

Map/Parcel
052-08-0069.00

WARRANTY DEED

FROM:
E.A. SIRCY, JR.
P.O. Box 192
Madison, Tennessee 37115

SEND TAX BILLS TO:
MARCUS SHANE OSBORNE and
JENNIFER MICHELLE MCCRARY
1240 Sioux Terrace
Madison, Tennessee 37115

NAME & ADDRESS OF NEW OWNER:
Marcus Shane Osborne and Jennifer Michelle McCrary
as equal tenants in common
1240 Sioux Terrace
Madison, Tennessee 37115

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, **E.A. SIRCY, JR.**, hereinafter referred to as Grantor, haa this day bargained and sold, and does hereby transfer and convey unto the said **MARCUS SHANE OSBORNE and JENNIFER MICHELLE MCCRARY, as equal tenants in common**, hereinafter referred to as Grantees, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

> Land in Davidson County, Tennessee, being Lot No. 143, Sequoia Valley Subdivision, Section 3, of record in Book 4460, Page 83, Register's Office for said County to which plan reference is hereby made for a more complete and accurate legal description of said lot.
>
> BEING the same property conveyed to E. A. Sircy, Jr. by Trustee's Deed from Ronald B. Buchanan, recorded May 22, 2013, as Instrument Number 20130522-0051807, Register's Office for Davidson County, Tennessee.

This is improved property known as 1240 Sioux Terrace, Madison, TN 37115.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantor, his successors, heirs and assigns forever. Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as

of record. Grantor further covenants and binds himself, his heirs and representatives, to warrant and forever defend the title to said real estate to the said Grantees, their successors, heirs and assigns, against the lawful claims of all persons.

WITNESS OUR HANDS this 23rd day of July, 2013, Grantor having caused his name to be signed hereto on said day and date.

E.A. SIRCY, JR.

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared, E.A. SIRCY, JR., the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my Hand and Notarial Seal at office in Hendersonville, Tennessee, on this the 23rd day of July, 2013.

NOTARY PUBLIC

BETH M. WOODARD NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

My Comm. Expires: 08-17-15

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration for this transfer or the valuation of the property transferred, whichever is greater, is $101,900.00.

Affiant

Sworn to and subscribed before
me on this the 23rd day
of July, 2013.

NOTARY PUBLIC
My Comm. Expires: 08-17-15

BETH M. WOODARD NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.