# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/21/13 12:34 2 pgs
Fees:13.00 Taxes:240.50
20130821-0088193

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$65,000.00.**

LeAnn Maloney
Affiant

Subscribed and sworn to before me this 20th day of August, 2013

Notary Public
My Commission expires: 7/6/15
(Affix Seal)

**THIS INSTRUMENT PREPARED BY**
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBER: |
|---|---|---|
| Marshall Rentals, LLC | SAME | 071-15-0-120.00 |
| 1212 Stockell Street | | |
| Nashville, TN 37206 | | |

**WITNESSETH:** That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Ronald W. Osborne and wife, Tonie L. Osborne**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Marshall Rentals, LLC**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

**The following described property located in the City of Nashville, in the Twelfth (12th) Civil District of Davidson County, Tennessee, to-wit:**

**Beginning at the southwest corner of Eastmoreland Street, (as shown on the Map Eastmoreland Place, of record in Book 161, page 170, in the Register's Office for Davidson County, Tennessee) and Meridian Street; thence southerly with the westerly margin of Meridian Street 50 feet; thence at right angles westerly and parallel with the southerly margin of Eastmoreland Street 140 feet; thence at right angles northerly and parallel with the westerly margin of Meridian Street 50 feet to Eastmoreland Street; and thence easterly with the southerly margin of Eastmoreland Street 140 feet to the beginning.**

**Being the same property conveyed to Ronald W. Osborne and wife, Tonie L. Osborne, by deed from Aurora Loan Services, LLC, on January 14, 2011, of record in Instrument Number 20110211-0012179, Register's Office for Davidson County, Tennessee.**

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 161, page 170, Register's Office County, Tennessee.

This is improved property known as: **1312 Meridian Street, Nashville, TN 37207**

**TO HAVE AND TO HOLD** The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 August 20, 2013.

Ronald W. Osborne
**Ronald W. Osborne**

Tonie L. Osborne
**Tonie L. Osborne**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Ronald W. Osborne and wife, Tonie L. Osborne** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this August 20, 2013

My commission expires 7/6/15

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

My commission expires: 7/6/15

Notary's Signature

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY