This Instrument Prepared By:
HOWARD W. WILSON, Attorney
Advance Title Services, LLC
239 John R. Rice Blvd., Ste. C
Murfreesboro, Tennessee 37129

MAP/GROUP/PARCEL 162-05-0-207.00

From Information Furnished by the Parties

NAME & ADDRESS OF NEW OWNER:
Araz Mohamad
3680 Tampa Drive
Nashville, TN 37211

SEND TAX BILLS TO:

Same

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **TROY OSBORN, UNMARRIED NKA TROY OSBORN, MARRIED** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **ARAZ MOHAMAD, unmarried** "Grantee(s)", His heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

BEING all of Lot No. 71, on the Plan of Section 3, Hickory Valley Subdivision, as shown by plat appearing of record in Plat Book 4460, page 86, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to Troy Osborn, an unmarried man, by Warranty Deed from E. Warner Butters and Sandra S. Butters, Husband and Wife, dated August 12, 2010, appearing of record in Instrument Number 201000817-0064791, of the Register's Office of Davidson County, Tennessee. Sarah L. Osborn hereby joins in the execution of this instrument for the purpose of conveying any and all of her rights, title and interest in the above described property by virtue of her marriage to Troy Osborn

THIS CONVEYANCE IS SUBJECT TO:

Subject to all matters shown on the Plan of record in Plat Book 4460, page 86, Register's Office for Davidson County, Tennessee.; Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments, and liens provided in the Covenants, Conditions and Restrictions of Section 3, Hickory Valley Subdivision of record in Deed Book 4604, page 526 and Deed Book 4630, page 548 and Deed Book 5967, page 773 all in the Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

This is improved property known as 308 Ocala Cir, Nashville, TN, 37211.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), His heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that He is lawfully seized and possessed of said parcel of real estate, and that He has a good and lawful right to convey the same; and that the same is unencumbered, except for the 2013 real property taxes which have been prorated between the parties and are assumed by the Grantee(s).

The undersigned further covenants and binds Himself, His heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), His heirs and assigns, against the lawful claims of all persons, whomsoever.

BILL GARRETT, Davidson County
Trans:T20130075259 DEEDWARR
Recvd: 08/30/13 10:09 2 pgs
Fees:13.00 Taxes:432.90
20130830-0091708

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 27 day of August, 2013.

Troy Osborn

Sarah L. Osborn

STATE OF ~~TENNESSEE~~ Texas)
COUNTY OF ~~RUTHERFORD~~ Collin)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Troy Osborn, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 27 day of August, 2013.

NOTARY PUBLIC

My Commission Expires: 4-26-17

CHARLOTTE VOSS
Notary Public
STATE OF TEXAS
My Comm. Exp. 04-26-17

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $117,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 28 day of August, 2013.

NOTARY PUBLIC

My Commission Expires: 6-18-17

PATRICIA L. HURTT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

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