THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

BILL GARRETT, Davidson County
Trans:T20130076609 DEEDWARR
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20130904-0093394

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***238,660.00

Affiant

Subscribed and sworn to before me this 28th day of August, 2013.

Notary Public

My Commission Expires: 8.21.17

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
Jackie L. Osborne 209 Manchester Avenue Nashville, Tennessee 37206	SAME	MAP 083-06-0 PARCEL 124.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Two Hundred Thirty Eight Thousand Six Hundred Sixty and 00/100 Dollars ($***238,660.00) cash in hand paid, the receipt of which is hereby acknowledged, I, Anastasia Carol Curwood, unmarried, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto Jackie L. Osborne, unmarried, (hereinafter called the "GRANTEE"), her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 40 on the Plan of Beaumont Place of record in Plat Book 332, Page 38, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Anastasia Carol Curwood, unmarried, by Warranty Deed dated May 18, 2005, from Henry Thomas Brady and Dennis Barry Brown, both unmarried, of record as Instrument No. 20050520-0057310 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 209 Manchester Avenue, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD the aforesaid real estate, together with any and all appurtenances and improvements thereunto belonging to the said GRANTEE, her heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantee herein.

2. Matters, if any, shown on the Plan of Beaumont Place of record in Book 332, page 38, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

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

IN WITNESS WHEREOF, the GRANTOR has executed this instrument on this the 28th day of August, 2013.

Anastasia Carol Curwood
By Anne Nilsson, Attorney in fact

Anastasia Carol Curwood by
Anne Nilsson, Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Anne Nilsson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who as Attorney in Fact executed the foregoing instrument in behalf of Anastasia Carol Curwood and who acknowledged that she as the Attorney in Fact executed the same as the free act and deed of Anastasia Carol Curwood.

WITNESS my hand and official seal this 28th day of August, 2013.

Mitchell A Watts
Notary Public

My Commission Expires: 8.21.17

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY