BILL GARRETT, Davidson County
Trans:T20130081785 DEEDWARR
Recvd: 09/20/13 12:31 2 pgs
Fees:13.00 Taxes:266.40
20130920-0099360

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027
File No.: JH130064

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $72,000.00. M. Stenke AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 day of September, 2013. Leslie Garside NOTARY PUBLIC My commission expires: 12/23/2014

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC MADISON COUNTY

THIS INSTRUMENT PREPARERD BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
D222, LLC 521 8th Ave. South, Ste. 103 Nashville, TN 37203	Same address as new owner	07107021200

FOR AND IN CONSIDERATION of the sum of Seventy Two Thousand and 00/100 Dollars ($72,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **RONALD W. OSBORNE AND TONIE L. OSBORNE, HUSBAND AND WIFE,** hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **D222, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantee, its successors and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 22 on the plan of Trinity Heights, as of record in Book 332, Page 4, Register's Office for Davidson County, Tennessee.

Said Lot #22 fronts 100 feet on the Northerly side of Edwin Avenue and runs back between parallel lines 166 feet to an alley.

Being the same property conveyed to Ronald W. Osborne and Tonie L. Osborne, by Special Warranty Deed from GMAC Mortgage, LLC, dated 4/25/2011, recorded 5/18/2011, of record in Instrument No. 20110518-0038067, in the Register's Office for Davidson County, Tennessee.

This is improved property more commonly known as 317 Edwin Street, Nashville, TN 37207.

This conveyance is made subject to all matters as shown on the Plat of record in Book 332, page 4, in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, its successors and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2013 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, its successors and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 30 day of August, 2013.

RONALD W. OSBORNE

TONIE L. OSBORNE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, Ronald W. Osborne and Tonie L. Osborne, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 30 day of August, 2013.

Notary Public

Printed Notary Name

My commission expires: 12/23/2014

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY