WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/03/14 08:05 2 pgs
Fees:13.00 Taxes:92.50
20140403-0027591

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $25,000.00.

Affiant

Subscribed and sworn to before me this 25th day of March, 2014.

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

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

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:
The 2509 Osage Street Trust	SAME	081-10-0-298.00
P.O Box 160772		
Nashville, TN 37216		

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, **Henry B. Shelton, Jr.**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Andy Maloney, Trustee for The 2509 Osage Street Trust**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being part of Lot No. 21 on the plan of Georgia Industrial Realty Company's property, of record in Book 421, page 188, Register's Office for Davidson County, Tennessee, and described according to a Plat made by Norris H. Hickerson, Surveyor, November 7, 1950, as follows:

Beginning at a point in the southerly margin of Osage Street, 158.9 feet eastwardly from the northwest corner of said Lot No. 21; thence North 77 degrees east 50 feet with the margin of said Osage Street to a point; thence South 77 degrees East 148.9 feet to a point; thence South 77 degrees West 65 feet to a point; thence North 8 degrees West 150 feet to the point of beginning.

Being the same property conveyed to Elvira Delois Rosenthal and Henry B. Shelton, Jr., by deed from Bertha Mae C. Shelton and husband Henry B. Shelton, on November 17, 1993, of record in Book 9233, page 139, Register's Office for Davidson County, Tennessee. Elvira Delois Rosenthal (being one and the same person as Delorise Elvira Rosenthal) having died intestate on October 15, 2012, leaving as her sole heir-at-law, Henry B. Shelton, Jr. Affidavit of Heirship being of record in Instrument Number 20140403-0027590 **, 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 421, page 188, Register's Office Davidson County, Tennessee.

This is improved property known as: **2509 Osage Street, Nashville, TN 37208**

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 March 25, 2014.

Henry B. Shelton Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Henry B. Shelton, Jr.** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this March 25, 2014

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 tendered 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.

Notary's Signature

My commission expires: 1-6-2015

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE