BILL GARRETT, Davidson County
Trans:T20140047388 DEEDWARR
Recvd: 07/02/14 15:01 2 pgs
Fees:13.00 Taxes:270.10

20140702-0058467

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
14-0611

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $73,000.00

Emily Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of June, 2014

Tracey Perry
Notary Public
Commission Expires: 3-3-15

TRACEY PERRY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES March 3, 2015

Address of New Owner	Send Tax Bills To:	Map & Parcel
Sarkaut Taro 4860 Torbay Drive Nashville, TN 37211	Sarkaut Taro 1979 Carloss Drive Nashville, TN 37210	147-08-0-108.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Christopher M. Osborne and wife, Sarah L. Osborne

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sarkaut Taro, a single man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 33 on the Map of Cathey Heights, Section II, as of record in Plat Book 2854, Page 126, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Christopher M. Osborne and wife, Sarah L. Osborne, by Warranty Deed from Carolyn Reese (formerly known as Carolyn Reese-Dukes), dated 12/15/03 and recorded 12/23/03 in Instrument No. 20031223-0182474, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 4860 Torbay Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee

simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 27 day of June, 2014.

Christopher M. Osborne

Sarah L. Osborne

STATE OF TEXAS
COUNTY OF Dallas

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Christopher M. Osborne and Sarah L. Osborne** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Dallas, Texas this 27 day of June, 2014.

CAITLIN ELYSE DI PRIMA
Notary Public, State of Texas
My Commission Expires
November 13, 2017

Notary Public
My Commission Expires: 11/13/2017

(Notary Seal)