RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140081456 DEEDWARR
Recvd: 10/29/14 09:47 2 pgs
Fees:13.00 Taxes:296.00
20141029-0099697

STATE OF TENNESSEE
COUNTY OF Wilson

~~THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00~~

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of October, 2014.

NOTARY PUBLIC

My commission expires: 10/3/18

DAVID P. WEBBER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

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

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Urbangate Properties, LLC 920 Cahal Avenue Nashville, TN 37206	Same address as new owner	083-01-0-117.00

FOR AND IN CONSIDERATION of the sum of Eighty Thousand and 00/100 Dollars ($80,000.00), 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, **KAREN BLUING OSBORNE, JOINED BY HER HUSBAND, HENRY C. OSBORNE, JR.**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **URBANGATE PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantee(s), their heirs 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 the westerly one-half of Lot No. 35 on the plan of W.H. Hyronemus Addition, of record in Book 161, page 174, Register's Office for said County.

SAID part of said Lot No. 35 fronts 50 feet on the southerly margin of Sharpe Avenue, or West Grand Avenue, and extends back between parallel lines 168 feet to an alley.

BEING the same property conveyed to Karen Louise Bluing, unmarried, by Deed dated July 6, 1984 and recorded July 9, 1984, of record in Book 6333, Page 849, in the Office of the Register of Deeds of Davidson County, Tennessee.

The address of the herein described property is believed to be 932 Sharpe Avenue, Nashville, TN, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record 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(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that she is lawfully seized and possessed of said real estate; that she have a good right to convey the same; and that it is unencumbered except by lien of the 2014 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

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

WITNESS MY/OUR HANDS, this the 24th day of October, 2014.

Karen Bluing Osborne

KAREN BLUING OSBORNE

Henry C. Osborne Jr. by Karen Bluing Osborne, Attorney in Fact

HENRY C. OSBORNE, JR. BY KAREN BLUING OSBORNE, ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

DAVID P. WEBBER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON My Comm. Expires 10-3-18

WITNESS my hand and seal, this the 24th day of October, 2014.

Notary Public

My commission expires: 10/3/18

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 24 day of October, 2014, before me, appeared Karen Bluing Osborne, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that she is the lawful attorney-in-fact for Henry C. Osborne, Jr. and that said instrument was signed in behalf of the said Henry C. Osborne, Jr. by herself as his attorney-in-fact, pursuant to a validly executed Power of Attorney of record as Instrument No. 20141029-0099696, in the Register's Office for Davidson County, Tennessee.

Witness my hand at office this the day and year above written.

DAVID P. WEBBER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON My Comm. Expires 10-3-18

Notary Public

My commission expires: 10/3/18