Davidson County DEEDWARR
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Fees:18.00 Taxes:937.93
20141201-0110154

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 32067-11-2014**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $253,495.00. Affiant Subscribed and sworn to before me this 25th day of November, 2014. Notary Public My Commission Expires:

My Commission Expires MAY 3, 2017

WARRANTY DEED

Address New Owner: Rayanne Cecelia Osborn 1802 Forrest Avenue Nashville, TN 37206	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 083 100 28800

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ann H. Wells Parrish, formerly known as Ann H. Wells, married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Rayanne Cecelia Osborn*** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

* aka Rayanne Osborn

This is improved property located at 1802 Forrest Avenue, Nashville, TN 37206

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

Subject property is not the marital residence of the Grantor.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 25th day of November, 2014.

Ann H. Wells Parrish

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Ann H. Wells Parrish**, 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.

Witness my hand, at office, this 25th day of November, 2014.

Notary Public

My Commission Expires:

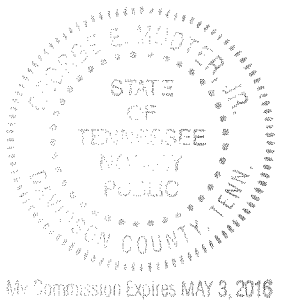


EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 70 on the Plan of "Lockland," the Chadwell Home Place, as of record in Book 57, page 135, Register's Office for Davidson County, Tennessee.

Said Lot No. 70 fronts fifty (50) feet on the southerly side of Forrest Avenue, formerly Morrow Street, and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Ann H. Wells, unmarried, by deed dated July 23, 2004, from Christian Properties, Inc., of record in Instrument No. 20040804-0093956, Register's Office for Davidson County, Tennessee. Ann H. Wells having married and now being known as Ann H. Wells Parrish.

This conveyance is made subject to:

1. All matters appearing on the Plan of record as Book 57, page 135, Register's Office for Davidson County, Tennessee.

True Copy Certification
I, Connie Buchanan, do hereby make oath that I am 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.

Connie Buchanan

State of Tennessee / County of Wilson SS:
Personally appeared before me, Rebecca Moss, a notary public for this county and state, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Moss

My Commission Expires: 12/18/17

REBECCA MOSS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES DECEMBER 18, 2017