39B

BILL GARRETT, Davidson County
Trans:T20150013752 DEEDWARR
Recvd: 02/25/15 11:55 2 pgs
Fees:13.00 Taxes:1091.50
20150225-0016166

RECORD AND RETURN TO:

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00.

Nicole L. Stiles
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th **DAY OF** February 2015

Notary Public

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY
TENNESSEE NATIONS TITLE AGENCY 404 BNA Dr ste 307 Nashville Tn 37217 15NT00021

ADDRESS OF NEW OWNER AS FOLLOWS :
Matthew Osler and Blair A. Osler
1150 Riverwood Dr.
Nashville, TN 37216

SEND TAX BILLS TO:
Franklin Synergy Bank
722 Columbia Ave
Franklin TN 37064

MAP-PARCEL NUMBERS
06112015900

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, WE, **Jonathan R. Cawthon and Elizabeth E. Cawthon, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Matthew Osler and Blair Osler, husband and wife**

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:

BEING THE WESTERLY 52 FEET FRONT AND 41 FEET REAR OF LOT NO. 23 ON THE PLAN OF EASTDALE PLACE, WHICH IS A SUBDIVISION OF A PART OF LOT NO. 4 IN THE DIVISION OF THE WILLIAM WILLIAMS LANDS OF GALLATIN TURNPIKE, OF RECORD IN BOOK 547, PAGES 29 AND 30, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JONATHAN R. CAWTHON AND ELIZABETH E. CAWTHON, HUSBAND AND WIFE BY WARRANTY DEED FROM PAUL M. REEVES AND KELLI G. REEVES, HUSBAND AND WIFE AS RECORDED 7-1-11 AS INSTRUMENT NO. 20110701-0050724.

This is improved property commonly known as: **1150 RIVERWOOD DRIVE NASHVILLE, TN 37216**

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 do 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 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/my hand(s) this 12 day of February, 2015.

Jonathan R. Cawthon

Jonathan R. Cawthon

Elizabeth E. Cawthon

Elizabeth E. Cawthon

STATE OF Texas
COUNTY OF Dallas

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jonathan R. Cawthon and Elizabeth E. Cawthon the bargainors 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 official seal this 12 day of Febuary, 2015.

Commission Expires: 10-03-2015

Notary Public

NOTARY PUBLIC STATE OF TEXAS
DESMOND ANTONIO MONTGOMERY
My Commission Expires
October 3, 2017