Return To: 15-0089
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

| FOR OFFICIAL USE | STATE OF TENNESSEE<br>COUNTY OF **Davidson**<br><br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,900.00.<br><br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS **March 10, 2015.**<br><br>Notary Public<br>MY COMMISSION EXPIRES:<br>(AFFIX SEAL) |
|---|---|

BILL GARRETT, Davidson County
Trans:T20150017965 DEEDWARR
Recvd: 03/12/15 10:34 2 pgs
Fees:13.00 Taxes:554.63
20150312-0021176

TONYA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES: 3-7-16

# *WARRANTY DEED*

*This Instrument Prepared By and Return To:*

FOUR STAR TITLE LLC

2506 North Mt. Juliet Road, Mt. Juliet, TN 37122
File #15-0089

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Michael D Counts and Shirley A Counts** | **Community Trust Bank** | **052 02 0 160.00** |
| (NAME)<br>**627 Blackstone Avenue** | (NAME)<br>**1800 Hudson Lane, Suite 2A** | |
| (ADDRESS)<br>**Madison,TN 37115** | (ADDRESS)<br>**Monroe, LA 71201** | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, **Steve E. Osborne, Jr. and Juanita M. Osborne, husband and wife (formerly Juanita M. Ratterree)**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael D Counts and Shirley A Counts, 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 easterly 20 feet of Lot No. 7 and the westerly 60 feet of Lot No. 8 on the revised Plan of Rainbow Terrace, Block B, of record in Book 1130, page 85, Register's Office for said County.

Said parts of said lots front together 80 feet on the northerly margin of Blackstone Avenue and extends back 150 feet between parallel lines to a dead line in the rear measuring 80 feet thereon.

Being the same property conveyed to Steve E. Osborne, Jr. and Juanita M. Ratterree by Warranty Deed from Wayne P. McDonald and wife, Patricia McDonald recorded April 4, 1996 in Book 10004, Page 943, Register's Office for Davidson County, Tennessee. Steve E. Osborne, Jr. and Juanita M. Ratterree now married to each other.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **627 Blackstone Avenue, Madison, TN 37115**
(House Number) (Street) (City, State) (Zip)

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.

IN WITNESS WHEREOF, this instrument has been executed on this the **10th** day of **March, 2015**.

Steve E. Osborne, Jr.

Juanita M. Osborne

STATE OF **TENNESSEE**
COUNTY OF **Davidson**

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Steve E. Osborne, Jr. and Juanita M. Osborne**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **10th** day of **March, 2015**.

TONYA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES:

NOTARY PUBLIC

My Commission Expires:

3-7-16