BILL GARRETT, Davidson County
Trans: T20150023364 DEEDWARR
Recvd: 03/31/15 09:49 2 pgs
Fees: 13.00 Taxes: 331.89
20150331-0027572

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,700.00

Affiant

Subscribed and sworn to before me, this 27TH DAY OF MARCH, 2015.

Notary Public

MY COMMISSION EXPIRES: 11-15-18

(AFFIX SEAL)

MOLLIE SLAYBAUGH
NOTARY PUBLIC
STATE OF TENNESSEE
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Heather Lorrin Osborne, an unmarried woman	Quicken Loans Inc.	02605007700
	(NAME)	
304 Two Mile Pike	1050 Woodward Avenue	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Detroit, MI 48226	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Thomas O'Neill and wife, Connie O' Neill, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Heather Lorrin Osborne, an unmarried woman, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A SURVEY MADE BY J. R. SCOTT, SURVEYOR, ON JULY 7, 1955, AS FOLLOWS, TO-WIT:

BEGINNING AT A STAKE IN THE EAST RIGHT-OF-WAY LINE OF TWO MILE PIKE, SAME BEING 400 FEET SOUTH OF A 50-FOOT STREET, AND A CORNER TO LEE DOUGLASS; THENCE WITH SAID PIKE SOUTH 23-1/2 DEGREES EAST 100 FEET TO A STAKE, CORNER TO H. R. DRAKE; THENCE NORTH 69 DEGREES EAST 177 FEET TO A POINT IN THE L & N RAILROAD PROPERTY, CORNER TO SAID DRAKE; THENCE WITH THE RAILROAD PROPERTY, NORTH 7 DEGREES WEST 100 FEET TO STAKE, CORNER TO LEE DOUGLASS; THENCE SOUTH 69 DEGREES WEST 189 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO THOMAS O' NEILL AND WIFE, CONNIE O' NEILL, BY DEED FROM BEVERLY W. TROTTER AND HUSBAND, WELBON TROTTER, OF RECORD BY INSTRUMENT NO. 20000606-0056586, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2015 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 304 Two Mile Pike, Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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.

Witness my/our hand(s) this 27th day of March, 2015.

WARRANTY DEED
(Continued)

Thomas O'Neill

Connie O' Neill

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Thomas O'Neill and wife, Connie O' Neill, the herein bargainor(s), 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 the 27th day of March, 2015.

Notary Public

My Commission Expires: 7/2/18

(SEAL)

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072