QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20150027808 DEEDQC
Recvd: 04/14/15 10:33 2 pgs
Fees:12.00 Taxes:0.00
20150414-0032796

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Barbara J. Osborne
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF April, 2015.

Notary Public

MY COMMISSION EXPIRES: 11-5-2018
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Ave. South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Barbara J. Osborne	**"New Owner"**	
(NAME)	(NAME)	**07007000300**
2605 Old Buena Vista Rd.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE (S) AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I/WE **WANDA FAYE OGILVIE, MARRIED** HEREINAFTER CALLED THE GRANTOR (S), HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **BARBARA J. OSBORNE**, HEREINAFTER CALLED THE GRANTEE (S), THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

BEING PART OF LOT NO. 1 ON THE PLAN OF ROY SHAW'S RE-SUBDIVISION OF LOTS NOS. 8, 9, 10 AND 11 IN THE SUBDIVISION OF J. S. SPURLOCK'S LAND IN THE 13TH, FORMERLY 23RD, CIVIL DISTRICT OF SAID COUNTY, DESCRIBED ACCORDING TO A SURVEY MADE FEBRUARY 3, 1938, BY JOHN WILKES, SURVEYOR AS FOLLOWS: BEGINNING IN THE CENTER OF THE OLD BUENA VISTA PIKE, 133 FEET NORTHWESTERLY FROM A POINT OPPOSITE THE CENTER OF YOUNG'S LANE; THENCE NORTH 35 DEG. WEST WITH THE CENTER OF SAID PIKE 105 FEET; THENCE SOUTHWESTERLY 102 FEET, MORE OR LESS TO THE LINE OF LOT NO. 2 ON SAID PLAN; THENCE SOUTHERLY WITH THE LINE BETWEEN SAID LOTS NOS. 1 AND 2, 99.5 FEET TO A POINT IN SAID LINE, 133 FEET NORTHERLY FROM THE CENTER OF YOUNG'S LANE; THENCE NORTHEASTERLY 129 FEET, MORE OR LESS, TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO JOHN OSBORNE AND WIFE, FRANCES OSBORNE BY WARRANTY DEED AS OF RECORD IN BOOK 4058, PAGE 728, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. **THE SAID FRANCES OSBORNE HAVING PREDECEASED JOHN OSBORNE.

****SAID PROPERTY IS NOT THE PRINCIPAL RESIDENCE OF WANDA FAYE OGILVIE.**

THIS INSTRUMENT WAS PREPARED WITH INFORMATION SUPPLIED BY THE GRANTEES &/OR GRANTORS. NO TITLE EXAMINATION WAS PERFORMED TO VALIDATE THE ACCURACY OF TITLE. THEREFORE THE PREPARER DOES NOT ACCEPT LIABILITY FOR THIS INSTRUMENT.

Being the same property conveyed by Affidavit of Heirship to Barbara J. Osborne and Wanda Faye Ogilvie as of record in Instrument No. 20150414-0032795, Register's Office for Davidson County, Tennessee.

This is
( ) **unimproved**
(X) **improved**
property known as 2605 Old Buena Vista Rd., Nashville, TN 37218
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my/our hand (s) this the April day of 11, 2015.

Wanda Faye Ogilvie

Wanda Faye Ogilvie

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Wanda Faye Ogilvie** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th day of April, 2015.

Notary Public

My Commission Expires: 11-5-18

AARON J HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Ave. South
Nashville, TN 37212