After Recording, Please Return To:

First Title LLC
3237 Satellite Blvd
Suite 450, Bldg 300
Duluth, GA 30096

New Owner
Please Send Tax Notice to:
Steve E. Osborne , Jr.
2612 Colbert Drive
Nashville, TN 37206-1004

BILL GARRETT, Davidson County
Trans:T20150032316 DEEDWARR
Recvd: 04/29/15 09:50 3 pgs
Fees:18.00 Taxes:481.00
20150429-0038200

WARRANTY DEED

Maximum Principal indebtedness for Tennessee recording tax purposes is $ __130,000.00
STATE OF TENNESSEE
COUNTY OF DAVIDSON

THIS INDENTURE, Made this 23rd day of April, 2015, by and between Ellen Maxine Osborne, an unmarried woman by her attorney-in-fact Steve E. Osborne, Jr., by virtue of Power of Attorney dated 07/15/2010, recorded 05/11/2014, Instrument no 20140811-0072081, as party or parties of the first part, hereinafter called **GRANTOR**, whose address is 2612 Colbert Drive, Nashville, TN 37206, and Steve E. Osborne, Jr. and his wife Juanita M. Osborne, as joint tenants with rights of survivorship, as party or parties of the second part, hereinafter called **GRANTEE,** whose address is 2612 Colbert Drive, Nashville, TN 37206, (the words, Grantor and Grantee, to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor for and in consideration of the sum of One Hundred and Thirty Thousand Dollars ($130,000.00) in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, convey and confirm unto the said Grantee, the following described property:

All that certain property situated in the County of DAVIDSON, and State of TENNESSEE, being described as follows:

Being Lot No. 2 on the Plan of Rosebank Court, as of record in Book 3106, Page 72, Register's Office for said County. Said Lot no. 2 fronts 145 feet on the northerly side of Colbert Drive and extends back 337.9 feet on the westerly line and 261.1 feet on the easterly line to the southerly margin of Airpark Drive, measuring 140.66 feet thereon.

Tax Parcel Identification number: 084-01-0-047.00.

Being property known as 2612 Colbert Drive, Nashville, TN 37206-1004, according to the present system of numbering houses in Davidson County, Tennessee.

BEING THE SAME PROPERTY CONVEYED IN Warranty Deed from Castleman Construction Company to John Milton Osborne and wife, Ellen Maxine Osborne, dated 09/22/1962, recorded 10/26/1962, in Book 3459, Page 345, in the Register's Office for Davidson County, Tennessee. John Milton Osborne died on December 15, 2009.

TO HAVE AND TO HOLD, the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behalf of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

Prepared by:
First Title LLC
3237 Satellite Blvd
Suite 450
Duluth, GA 30096

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Ellen Maxine Osborne by Steve E. Osborne, Jr. her attorney in fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Steve E. Osborne, Jr. ,as attorney in fact for Ellen Maxine Osborne, known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who acknowledge that they executed the within instrument as his/her/their own free act and deed and for the purposes therein contained.

Witness my hand, at office, this 23rd day of April, 2015

Notary Public
My commission expires: 3.10.19

GIB VAN DER MEYDEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

OATH OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I, or we hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $_130,000.00_____.

Ellen Maxine Osborne by SE Osborne Jr her Attorney in Fact
Ellen Maxine Osborne Steve E. Osborne, Jr. her attorney in fact

Subscribed and sworn to before me on
This 23rd day of April, 2015

GIB VAN DER HEYDEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC

My commission expires: 3.10.19