Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $199,600.00

Nancy Enoch
Affiant

PRISCILLA C. URBANEK NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENNESSEE

Subscribed and sworn to before me, this 26th day of May, 2015.

Notary Public
My commission expires: March 5, 2016

03-1504-38373

Address of New Owner:	Send Tax Bills to:	Tax Information
James Richard Thrash, III 479 Sunliner Drive Nashville TN 37209	Farmington Mortgage 2002 Richard Jones Rd #300A Nashville TN 37215	090-15-0-027.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Buford D. Osborn and wife, Lavenia Osborn, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to James Richard Thrash, III Katherine E. Viebranz, joint tenants with a right of survivorship, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 655, on the Plan of Charlotte Park, Section Ten, of record in Book 2900, Page 78, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Buford D. Osborn and wife, Lavenia Osborn by deed from Gareth N. Collins and wife, Heather M. Collins, dated March 28, 2002, recorded April 2, 2002, of record in Instrument No. 20020402-0039422, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 479 Sunliner Drive, Nashville, TN 37209

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

BILL GARRETT, Davidson County
Trans:T20150041192 DEEDWARR
Recvd: 05/28/15 09:41 2 pgs
Fees:13.00 Taxes:738.52
20150528-0048989

WITNESS my hand this 26th day of May, 2015.

Buford D. Osborn

Lavenia Osborn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Buford D. Osborn and Lavenia Osborn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 26th day of May, 2015.

Charlotte A. Burbank
State of Tennessee at Large

My Commission expires:

CHARLOTTE A BURBANK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM
MY COMMISSION EXPIRES JUNE 27, 2016