WARRANTY DEED

BILL GARRETT, Davidson County

Trans:T20150044681 DEEDWARR
Recvd: 06/08/15 08:50 2 pgs
Fees:13.00 Taxes:288.60

20150608-0053263

Melanie D. DuRard
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires January 21, 2018

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $78,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of May, 2015

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
C & D Rental Properties, LLC	C & D Rental Properties, LLC	092-05 125.00
(NAME)	(NAME)	
3224 Baker Lane	3224 Baker Lane	
(ADDRESS)	(ADDRESS)	
Franklin, TN 37064	Franklin, TN 37064	
(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, I, **Ronald Osborne,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **C & D Rental Properties, LLC,** 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF THE EASTERLY HALF OF LOT NO. 42 ON THE MAP OF MIDWAY AS OF RECORD IN BOOK 421, PAGE 11, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS: BEGINNING ON THE WEST MARGIN OF KILLARNEY STREET, NOW 33RD AVENUE NORTH 150 FEET NORTH OF THE INTERSECTION OF CLARE STREET; THENCE WITH THE WESTERLY MARGIN OF 33RD AVENUE NORTH, NORTH 50 FEET TO A POINT; THENCE AT RIGHT ANGLES WESTERLY 150 FEET TO AN ALLEY; THENCE IN A SOUTHERLY DIRECTION WITH THE EASTERLY MARGIN OF SAID ALLEY 50 FEET TO A POINT; THENCE AT RIGHT ANGLES EASTERLY 150 FEET TO THE POINT OF BEGINNING POINT OF 33RD AVENUE NORTH.

BEING THE SAME PROPERTY CONVEYED TO RONALD OSBORNE BY SPECIAL WARRANTY DEED FROM HOMESALES, INC., DATED MARCH 14, 2007, OF RECORD IN INSTRUMENT NO. 20070402-0038920, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to the following: Taxes for the year 2015, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 421, page 11; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as N 931 33rd Avenue/Nashville, TN 37208

(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 hand this 29th day of May, 2015.

Ronald Osborne

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Ronald Osborne, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 29th day of May, 2015.

Notary Public
My Commission Expires: _____

File No.: 20916

Melanie D. DuRard
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires January 21, 2018