PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20150049754 DEEDWARR
Recvd: 06/22/15 14:47 2 pgs
Fees:13.00 Taxes:1924.00
20150622-0059588

W & I Ref: (DKM) Title No.: 57537
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Trey T. Abston Misty K. Abston 141 Kenner Avenue Nashville, TN 37205	Caritus Home Loans 1 Mortgage Way Mt. Laurel, NJ 08054

TAX MAP PARCEL NUMBERS: 11603007800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$520,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Christy L. Osgood and Michael J. Osgood, husband and wife,**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Trey T. Abston and wife, Misty K. Abston,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 71 on the Plan of Kenner-Manor Land Co's Subdivision of the Kenner Tract, of record in Plat Book 421, page 100, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description thereof.

Said part of Lot No. 71 fronts 50 feet on the westerly side of Kenner Avenue and runs between parallel lines 200 feet to a dead line. Together with and subject to an easement for joint driveway purposes as set forth in the deed of record in Book 1392, page 6, said Register's Office.

Being the same property conveyed to Christy L. Kennedy and Michael J. Osgood as joint tenants with right of survivorship by Warranty Deed from Kristen C. Tompkins and spouse, Destin M. Tompkins, dated May 14, 2008 and recorded on May 15, 2008 of record in Instrument No. 20080515-0050079, Register's Office for Davidson County, Tennessee. Christy L. Kennedy and Christy L. Osgood are one and the same person.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2015, and subsequent years; All Matters show on the Plan, with Owner's Certificate, of record in Book 421, page 100, said Register's Office. Easement for joint driveway reserved across the northerly five feet of subject property as set forth in Book 1392, page 6, said Register's Office.

This is improved property, known as 141 Kenner Avenue, Nashville, TN 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 17th day of June, 2015.

Christy L. Osgood

Michael J. Osgood

State of Tennessee

County of Davidson

On this 17th day of June, 2015, before me the undersigned authority, personally appeared Christy L. Osgood and Michael J. Osgood, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires:

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $520,000.00.

Affiant

Sworn and subscribed before me this 17th day of June, 2015.

MICHELLE MARIE MONTAGUE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 6, 2018

Notary

My Commission Expires: