WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$115,000.00.**

Affiant

Subscribed and sworn to before me this 24th day of July, 2015

Notary Public

My Commission expires: 11-6-17

(Affix Seal)

JENNIFER S. PIERCE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Infusion Properties, LLC	New Owner	119-05-0-388.00
P. O. Box 23841		
Nashville, TN 37202	,	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Tonie Lamar (n/k/a Tonie Lamar Osborne) and husband, Ronald Osborne**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Infusion Properties, LLC, a Tennessee limited liability company,** its successors and/or assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 2 of Block No. 1 on the Plan of Subdivision of Block Nos. 1 and 2, Cumberland Nurseries, of record in Book 161, Page 35, Register's Office for said County.

Said Lot No. 2 fronts 45 feet on the easterly side of Foster Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Ronald W. Osborne from Nolensville Road Auto Mart, Inc. by General Warranty Deed on February 4, 2003, of record in Instrument Number 20030206-0016480, Register's Office for Davidson County, Tennessee. Further conveyed to Tonie Lamar from Ronald W. Osborne by Quitclaim Deed on August 4, 2003, of record in Instrument Number 20030805-0110821, Register's Office for Davidson County, Tennessee.

Tonie Lamar having since married and is now known as Tonie Lamar Osborne.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2015 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 161, Page 35, Register's Office for Davidson County, Tennessee.
- Ronald Osborne joins this conveyance to convey and all interest he may have in the above described property, including but not limited to his marital interest.

This is improved property known as: **2624 Foster Avenue, Nashville, TN 37210**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

Davidson County DEEDWARR
Recvd: 07/29/15 07:44 2 pgs
Fees:13.00 Taxes:425.50
20150729-0074352

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 our hands this July 24, 2015.

Ronald Osborne

Tonie Lamar Osborne

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Ronald Osborne and Tonie Lamar Osborne** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this July 24, 2015

My commission expires 11-5-2018

Notary Public

CARL E. DUNPHY II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
11-5-2018
STATE OF TENNESSEE

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Jennifer Pierce, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 11-6-17