WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150062767 DEEDWARR
Recvd: 07/30/15 14:18 2 pgs
Fees:13.00 Taxes:288.60
20150730-0075311

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 28th day of July 2015.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

MISTY M. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-23-2019

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd, Suite 302, 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	092-05-0-126.00
(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, **Ronnie 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, State of Tennessee, described as follows to-wit:

The northerly 50 feet of the southerly 250 feet, of the easterly half of lot number 42 on a map of Midway as of record In Book 421, page 11, Register's Office for Davidson County, Tennessee.

Beginning at a point on 33rd Avenue North, 200 feet north of the northwest corner of 33rd Avenue North and Clare Avenue thence with the westerly margin of 33rd Avenue northerly 50 feet; thence westwardly parallel with the north line of Clare Avenue, 150 feet to the easterly margin of an alley; thence with the easterly margin of said alley, southerly 50 feet, to a stake then parallel with the northerly margin of Clare Avenue, easterly 150 feet, to the beginning.

Being the same property conveyed to Ronnie Osborne by Warranty Deed from Margaret Appleton, a widow, dated September 21, 2001, of record in Instrument No. 20011010-0110371, 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; Rights of way of 33rd Avenue and an alley; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 933 33rd Ave. N., 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 28th day of July, 2015.

Ronnie Osborne

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Ronnie 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 28th day of July, 2015.

Notary Public
My Commission Expires: _____

File No.: 21251

