BILL GARRETT, Davidson County
Trans:T20150075078 DEEDWARR
Recvd: 09/02/15 15:24 2 pgs
Fees:13.00 Taxes:444.00
20150902-0089646

Warranty Deed

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 2, 2018	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $120,000.00. Affiant Subscribed and sworn to before me, this the 28th day of August, 2015. Notary Public My commission expires: 7-2-2018

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37207
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Segura Properties, LLC	New Owner	
1112 Wedgewood Drive		0710800700
Franklin, TN 37069		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **RONALD W. OSBORNE. A MARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SEGURA PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Lot No. 124 on the Plan of J.B. Haynie's Oriental Plan of Lots of record in Plat Book 161, Page 26 and 27, in the Register's Office for Davidson County, Tennessee.

Said part of said Lot fronts 69 feet on the Northerly side of Queen Street and runs back between parallel lines 140 feet to an alley. Included but excluded from this conveyance is property described in Right of Way Deed Book 3179, page 197.

Being the same property conveyed to Miss Mae Lewis, one half interest and K.M. Kord, one half interest by Final Decree Confirming Sale from H. H. Stratton of record in Book 4704, page 628, Register's Office for Davidson County, Tennessee, dated May 7, 1973 and recorded on May 7, 1973.

Being the same property conveyed to Mae Lewis by Quitclaim deed from K.M. Kord, his one half interest of record in Book 4855, page 23, Register's Office for Davidson County, Tennessee, dated September 25, 1974 and recorded on September 25, 1974.

Being the same property conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee by Final Decree Confirming Sale from Mae Lewis of record in Book 9587, page 778, Register's Office for Davidson County, Tennessee, dated August 9, 1994 and recorded on February 3, 1995.

Being the same property conveyed to Ronald W. Osborne by Quitclaim deed from The Metropolitan Government of Nashville and Davidson County, as to one half interest of record in Instrument No. 20070411-0043241 Register's Office for Davidson County, Tennessee, dated March 8, 2007 and recorded on April 11, 2007.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 357 Queen Avenue, Nashville, TN 37207.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 28th day of August, 2015.

Ronald W. Osborne

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Ronald W. Osborne, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 28th day of August, 2015.

Notary Public

My Commission Expires: 7-2-18

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 2, 2018

Tonie L. Osborne, spouse of Ronald W. Osborne, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description she might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

Tonie L. Osborne

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Tonie L. Osborne, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 30th day of June, 2015.

Notary Public

My Commission Expires: 7-2-18

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 2, 2018