Davidson County DEEDWARR
Recvd: 09/03/15 13:08 4 pgs
Fees:23.00 Taxes:370.00
20150903-0090008

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 29th day of August, 2015, by and between Anita Louise Osborne, unmarried, Robert Gregory Osborne,David E Osborne, Audrey Diane Osborne, and Kevin Palmer, party of the first part, and Reginald Howard, married, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

LAND in Davidson County, Tennessee, being Lot No. 30 on the plan of Grande Villa Section 2, of record in Book 4675, Page 158, Register's Office for said County.

SAID Lot No. 30 fronts 196.76 feet on the northerly margin of Bellavista Boulevard and extends back 327.38 feet on the westerly line and 328.09 feet on the easterly line to a line in the rear, measuring 125.00 feet thereon.

Being all or part of the same property conveyed to Robert W. Osborne and wife Martha L. Osborne, a one-half undivided interest and Anita L. Osborne a one-half undivided interest, as tenants in common, by virtue of that certain Warranty Deed dated October 6, 1975, at Book 4960, Page 150 in the Register's Office of Davidson County, Tennessee. Robert W Osborne died April 11, 1980, Martha L Osborne died October 20, 2006.Both died intestate leaving one son Robert Gregory Osborne at Affidavit of Heirship (Anita Louise Osborne daughter) at Instrument No. 20150902 0089710, 20150902 0089711, 20150902 0089712 and 20150902 0089713 in the Register's Office of Davidson County, Tennessee. Robert Gregory Osborne died intestate on August 9, 1995 leaving wife Audrey Diane Osborne, and children Robert Gregory Osborne, David E Osborne, and Lisa Diane Palmer at Affidavit of Heirship at Instrument No. 20150902 0089714 and 20150902 0089716 in the Register's Office of Davidson County, Tennessee. Lisa Diane Palmer died intestate leaving her son Kevin Palmer as her only heir at Instrument No. 20150902 0089717 and 20150902 0089715 in the Register's Office of Davidson County, Tennessee.

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 heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, except for year 2015 Davidson County real property taxes, being a lien not yet due and payable; 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 GRANTEE(S), his heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Anita Louise Osborne By Robert G. Osborne
Anita Louise Osborne, by Robert G Osborne, Attorney In Fact (Attorney in Fact)

Robert Gregory Osborne

David E Osborne

Audrey Diane Osborne

Kevin Palmer

Kevin Palmer

STATE OF TEXAS
COUNTY OF Harris

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Kevin Palmer , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 29 day of August, 2015.

Violet L O'Brien

Notary Public

My Commission Expires: 01-14-19

VIOLET L. O'BRIEN
Notary Public, State of Texas
My Commission Expires
January 14, 2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of August, 2015, before me personally appeared Robert G Osborne, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Anita Louise Osborne and acknowledged that he executed the same as the free act and deed of the said Anita Louise Osborne.

WITNESS my hand and official seal at office this 29th day of August, 2015.

Memorie White
Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Robert Gregory, David E Osborne, and Audrey Diane Osborne , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 29th day of August, 2015.

Memorie White
Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Property Owner & Address: Reginald Howard
403 Ewing Drive
Nashville, TN 37207

Tax Parcel No 03214001800

Property Address: 1418 Bellavista Blvd
Nashville, TN 37207

MAIL TAX BILLS TO: owner at owners address

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $100,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Reginald Howard
AFFIANT

SUBSCRIBED AND SWORN TO before me this 31st day of August, 2015.

Memorie White
Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Certificate of Authenticity

I, Crystal Santi, 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 Tennessee

County of Davidson

Personally appeared before me, Ashlee D. Page, a notary public for this county and state, Crystal Santi who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9-10-18.

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY