THIS INSTRUMENT PREPARED BY:
CHAFFIN & BURNSED, PLLC
49 MUSIC SQUARE WEST, SUITE 502
NASHVILLE, TN 37203
(615) 460-7478

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150093459 DEEDWARR
Recvd: 11/03/15 09:08 2 pgs
Fees:13.00 Taxes:278.24
20151103-0111661

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $75,200.00

Matthew C. Cushing
Affiant

Subscribed and sworn to before me as of the 2nd day of November, 2015.

Notary Public

My Commission Expires: 3-6-18

JANET E. GERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
MY COMMISSION EXPIRES MARCH 6, 2018

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP – PARCEL #
Matthew C. Cushing _____ _____	SAME	107-13-0-014-00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **Kevin Thomas Osman**, hereinafter referred to as "Grantor," has bargained and sold, and by these presents does transfer and convey unto **Matthew C. Cushing,** his heirs and/or assigns, hereinafter referred to as "Grantee," a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 352 on the Plan of Miro Meadows, Second Addition of record in Plat Book 1424, Page 112, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kevin Thomas Osman by quitclaim deed from Krista Ann Osman of record in Instrument No. 20000209-0013468 Register's Office for Davidson County, Tennessee, dated 01/27/2000 and recorded on 02/09/2000.

Being improved property known as 895 Connelly Drive Nashville, TN 37217.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee," his heirs and/or assigns forever; and "Grantor" does covenant with the said "Grantee" that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as stated herein as follows:

1. Subject to all matters shown on the Plan of record in Plat Book 1424, Page 112, Register's Office for Davidson County, Tennessee.

2. The taxes for 2015 have been prorated at closing and are assumed by Grantee

Grantor further covenants and binds himself, his heirs and representatives to warrant and forever defend the title to said real estate to said Grantee, his heirs and/or assigns, against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, the "Grantor" has caused his name to be affixed hereto as of the 2nd day of November, 2015.

Kevin Thomas Osman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal in Nashville, Tennessee, this 2nd day of November, 2015.

Notary Public



My Commission Exp. 3-6-18