WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$201,000.00**

Affiant

Subscribed and sworn to before me, this 2nd day of December, 2015

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

Emily Beau
State of Tennessee Notary Public
Sumner County
My Commission Expires June 19, 2018

BILL GARRETT, Davidson County
Trans:T20150103267 DEEDWARR
Recvd: 12/07/15 12:42 2 pgs
Fees:13.00 Taxes:743.70
20151207-0123052

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Austin Joseph McDaniel	New Owner	147-10-0
(NAME)	(NAME)	(MAP)
5037 Edmondson Pike		060.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37211-5171		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **James C. Osborne and Jennifer L. McMakin**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Austin Joseph McDaniel, an unmarried man**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being part of Lot No. 305 on the Plan of Section Five, Caldwell Country Estates of record in Plat Book 3300, Page 16, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Included in the above description, but expressly excluded therefrom this conveyance, is that certain property conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 7088, Page 500, said Register's Office.

Being a portion of the same property conveyed to James C. Osborne and Jennifer L. McMakin, tenants in common, with rights of survivorship by Warranty deed from John F. Reeder, unmarried of record in Instrument No. 20130402-0032224 Register's Office for Davidson County, Tennessee, dated March 28, 2013 and recorded on April 02, 2013. (Value of consideration shown in aforementioned deed $137,000.00.)

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 5037 Edmondson Pike, Nashville, Tennessee 37211-5171

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 our hands this 2nd day of December, 2015.

James C. Osborne

Jennifer L. McMakin

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared James C. Osborne and Jennifer L. McMakin with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oaths acknowledged themselves to be the within named bargainors, and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 2nd day of December, 2015.

Notary Public

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 3/3/19