WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150110514 DEEDWARR
Recvd: 12/31/15 13:39 2 pgs
Fees:13.00 Taxes:1683.50
20151231-0131627

R-VRES-15-609-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $455,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF DECEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES My Commission Expires MAR 7, 2017 (AFFIX SEAL)

TRESIREE D. MAXWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Matthew Osler and Blair A. Darnell Osler	Franklin Synergy Bank	
(NAME)	(NAME)	**061-06-0-141.00**
609 Maplewood Lane	722 Columbia Ave.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Franklin TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **PHILLIP LARUE AND LIA LARUE, HUSBAND AND WIFE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MATTHEW OSLER AND BLAIR A. DARNELL OSLER, HUSBAND AND WIFE,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the westerly 143.5 feet of the southerly part of Lot No. 3 on the Plan of Map Showing Subdivision of Part of The William Bradford Land of record in Plat Book 547, Page 91, in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 3 fronts 143.5 feet on the northerly margin of Maplewood Lane and extends back between parallel lines 300.9 feet to a dead line.

Included in the above description, but specifically excluded therefrom is the following described property:

Land in Davidson County, Tennessee and being the most northeasterly portion of John Billy McIntosh and wife, Katherine L. McIntosh property, of record in Deed Book 4612, Page 671, in said Register's Office for said County, and being described as follows:

Beginning at an iron pin (new), the most northeast corner of this tract, a corner to Elmer Kent (Deed Book 4039, Page 234), and being the most northeast corner of John Billy McIntosh (Deed Book 4612, Page 671); thence with said Kent, S. 06° °0' 49" W. 27.92 feet to an iron pin (new); thence with a new dividing line N. 49° 10' 01" W. 73.79 feet to a railroad spike (new) in the line of said Kent; thence with Kent, S. 81° 22' 40" E. 67.12 feet to the beginning, containing 936.1 square feet, more or less, by Quitclaim Deed recorded September 7, 1994 in Book 9458, Page 579, in said Register's Office for said County.

Being the same property conveyed to Phillip Larue and Lia Larue, husband and wife by Warranty deed from Dariusz Potocki of record in Instrument No. 20140923-0087120 Register's Office for Davidson County, Tennessee, dated September 19, 2014 and recorded on September 23, 2014.

This conveyance is subject to:
- Taxes for the year 2016 and subsequent.
- Plan of record in Plat Book 547, Page 91, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **609 Maplewood Lane, Nashville, Tennessee 37216**.

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), their 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, 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 GRANTEE(S), 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/our hand(s) this the 30th DAY OF DECEMBER, 2015.

Phillip Larue

Lia Larue

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 30th of December, 2015.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 30th of December, 2015.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212