Davidson County DEEDWARR
Recvd: 01/04/16 13:39 2 pgs
Fees:13.00 Taxes:832.50
20160104-0000393

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 30th day of December, 2015, by and between Reginald Howard, party of the first part, and Michael L Cousin Sr and Freda Cousin, husband and wife, 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 Reginald Howard by virtue of that certain Warranty Deed dated August 29, 2015, at Instrument No. 20150903-0090008 in the amount of $100,000.00 in the Register's Office of Davidson County, Tennessee. Seller warrants that this property is not their primary residence, and that said property has been used for investment purposes only.

Being the same property previously conveyed to Anita Louise Osborne, Robert Gregory Osborne, David E. Osborne and Lisa Diane Palmer by virtue of Affidavit of Heirship(s) Deed dated August 29, 2015 at Instrument No. 20150902-0089710, 20150902-0089711, 20150902-0089712 and 20150902-0089713 in the said Register's Office.

Being the same property previously conveyed to Robert W. Osborne, Martha L. Osborne and Anita L. Osborne by virtue of Warranty Deed dated October 6, 1975 at Book 4960, Page 150 in the said Register's Office.

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 I do covenant with the said GRANTEE(S) that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, and I do further covenant and bind myself, my 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.

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.

Reginald Howard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Reginald Howard , 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 30th day of December, 2015.

Notary Public

CRYSTAL SANTI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 6, 2019

My Commission Expires: _____

Property Owner & Address: Michael L Cousin Sr and Freda Cousin

1418 Bellavista Blvd
Nashville, TN 37207

Tax Parcel No 03214001800

Property Address: 1418 Bellavista Blvd
Nashville, TN 37207

MAIL TAX BILLS TO: Owner at Property 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 $225,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 30th day of December, 2015.

Notary Public

CRYSTAL SANTI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 6, 2019

My Commission Expires: _____

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.

Ashlee D. Page
Notary's Signature

My Commission Expires: 9-10-18

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY