BILL GARRETT, Davidson County
Trans:T20160006603 DEEDWARR
Recvd: 01/26/16 09:34 2 pgs
Fees:13.00 Taxes:1113.70
20160126-0007251

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Wahidi Construction, LLC
3320 Hobson Pike
Hermitage, TN 37076-4021

SEND TAX BILL TO:
New Owner

MAP/PARCEL 124-00-0-036.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Timothy R. Osburne, Thomas L. Osburne and Theodore D. White as devisees under will for the Estate of Patricia Osburne Bonds,** has this day bargained and sold, and does hereby transfer and convey unto **Wahidi Construction, LLC,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

A tract or parcel of land located in the 4th Civil District of Davidson County, Tennessee, described according to and being identified as Tract 10 on an unrecorded survey by J. Bruce Rainey. Registered Land Surveyor, dated July 17, 1981 (Job No. 81-132), as follows: Beginning at an iron pin on the southerly margin of Hobson Pike, said point of beginning being the northeast corner of this tract and also being 2901.31' west of the intersection of the southerly margin of Hobson Pike and the original easterly line of the Belinda City, Inc. property, of which this is a part; thence leaving the margin of said pike S 07° 02' 59" W 419.80' to an iron pin, thence S 82° 57' 01" E 44.50' to an iron pin; thence S 07° 02' 59" W 220.79' to an iron pin in the line of the U.S. Government land and a fence; thence with the Government line N 54° 55' 06" W 910.63' to an iron pin in the southerly margin of Hobson Pike; thence with the margin of said Pike and a curve to the right having a radius of 914.93' and a long chord of 347.35', said chord having a bearing of N 75° 14' 27" E a distance along the curve of 349.47' to a concrete highway monument; thence N 86° 13' 06" E 444.74' to the point of beginning, containing 6.02 acres more or less.

Being the same property conveyed to Patricia Osburne Bonds by Special Warranty deed from Federal National Mortgage Association of record in Book 8011, page 354, Register's Office for Davidson County, Tennessee, dated September 19, 1989 and recorded on December 27, 1989.

Patricia Osburne Bonds died testate on February 23, 2015; a Probate was opened in Davidson County Probate Court on April 8, 2015, Case No. 15P480. Under the probated will, the subject property was devised to Timothy R. Osburne, Thomas L. Osburne and Theodore D. White.

This is improved property known as: **3320 Hobson Pike, Hermitage, Tennessee 37076-4021**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed

of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2016 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all restrictions in Instrument Number 20010405-0033518, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 15th day of January, 2016.

Timothy R. Osburne

Timothy R. Osburne

Thomas L. Osburne

Thomas L. Osburne

Ted D. White

Theodore D. White

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Timothy R. Osburne, Thomas L. Osburne and Theodore D. White,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 15th day of January, 2016.

Beverly J. Heatherly

NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 10-27-19

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson

The actual value or consideration, whichever is greater, for this transfer is $301,000.00.

Carolyn Thompson Jones

AFFIANT

Subscribed and sworn to before me this the 15th day of January, 2016.

Beverly J. Heatherly

NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 10-27-19