WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160011180 DEEDWARR
Recvd: 02/10/16 09:19 2 pgs
Fees:13.00 Taxes:242.35
20160210-0012697

P-CC-15-2605

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF FEBRUARY, 2016.

Notary Public

MY COMMISSION EXPIRES: 3/7/17
(AFFIX SEAL)

SHAUNA DANIELS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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)
George E. Ganaway	**New Owner**	
(NAME)	(NAME)	**070-07-0-003.00**
2005 Breckenridge Dr.		
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37122		
(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 **BARBARA J. OSBORNE, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **GEORGE E. GANAWAY, MARRIED,** 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 Lot No. part of Lot No. 1 on the Plan of Roy Shaw's Re-Subdivision of Lot Nos. 8, 9, 10, and 11 in the Subdivision of J.S. Spurlock's Land in the 13th, formerly 23rd, Civil District of said County, and described according to a survey made February 3, 1938, by John Wilkes, Surveyor, as follows:

Beginning in the center of the Old Buena Vista Pike, 133 feet northwesterly from a point opposite the center of Young's Lane; thence North 35° West with the center of said Pike 105 feet; thence southwesterly 102 feet, more or less to the line of Lot No. 2 on said plan; thence southerly with the line between said Lot Nos. 1 and 2, 99.5 feet to a point in said line, 133 feet northerly from the center of Young's Lane; thence northeasterly 129 feet, more or less, to the beginning.

Being the same property conveyed to John Osborne and wife, Frances Osborne by Warranty deed from M. H. Webb and wife, Ida Nell Webb of record in Book 4058, page 728, Register's Office for Davidson County, Tennessee, dated September 10, 1966 and recorded on September 20, 1966. The said Frances Osborne died February 25, 1993, leaving John Osborne as tenant by the entirety. The said John Osborne died March 22, 2004, leaving Wanda Faye Ogilvie and Barbara J. Osborne as his only heirs according to an Affidavits of Heirship of record in Instrument Nos. 20150414-0032795 and 20160210-0012696.

Being the same property conveyed to Barbara J. Osborne by Quitclaim deed from Wanda Faye Ogilvie, married of record in Instrument No. 20150414-0032796 Register's Office for Davidson County, Tennessee, dated April 11, 2015 and recorded on April 14, 2015.

This conveyance is subject to:
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2605 Old Buena Vista Rd, Nashville, Tennessee 37218**.

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 4th DAY OF FEBRUARY, 2016.

Barbara J. Osborne

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BARBARA J. OSBORNE, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th of February, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



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