(1)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160014071 DEEDWARR
Recvd: 02/19/16 15:38 2 pgs
Fees: 13.00 Taxes: 643.80

20160219-0016195

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $174,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of February, 2016

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

MISTY M. THOMASON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-2019

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER
C & D Rental Properties, LLC	C & D Rental Properties, LLC	092-05-0-127.00 (First Tract) 092-06-0-428.00 (Second Tract)
(NAME)	(NAME)	
3224 Baker Lane	3224 Baker Lane	
(ADDRESS)	(ADDRESS)	
Franklin, TN 37064	Franklin, TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Ronnie Osborne,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **C & D Rental Properties, LLC,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

FIRST TRACT:

LAND in Davidson County, State of Tennessee, described as follows, to-wit: A part of Block 42 on the Map of midway, as of record in Book 421, page 11, Register's Office for Davidson County and described as follows:

BEGINNING at a point on the west side of Killarney Street, 200 feet southerly from the southwest corner of Eden Avenue and Killarney Street; running thence southerly with the west margin of Killarney Street 50 feet to a point; thence westerly at right angles 150 feet to an alley; thence northwardly with the eastern margin of said alley, 50 feet; thence easterly 150 feet to the beginning.

BEING the same property conveyed to Ronnie Osborne, an unmarried man, by Warranty Deed from Tyree L. Moreland, a married man, and Paula N. Moreland, his wife, dated March 27, 2001, of record in Instrument No. 20010328-0029723, Register's Office for Davidson County, Tennessee.

SECOND TRACT:

The following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Being the northerly 22 feet of Lot No. 18 and the southerly 21 feet of Lot No. 17, on the Map of Lenacourt, as of record in Book 1835, page 8, Register's Office for Davidson County, Tennessee.

Said parts of said lots adjoin and front together 43 feet on the westerly side of Lena Street and run back between

parallel lines 128 feet to a dead line.

Being a portion of the property conveyed to Ronnie Osborne by Warranty Deed from Jessie Lee Fly, dated October 11, 2001, of record in Instrument No. 20011206-0134511, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2016, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters As to FIRST TRACT, all matters appearing on the Map of record in Book 421, page 11; As to SECOND TRACT, all matters appearing on the Map of record in Book 1835, page 8; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 935 33rd Avenue N, Nashville, TN 37208
803 Lena Street, Nashville, TN 37208

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 16th day of February, 2016.

Ronnie Osborne

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Ronnie Osborne, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 16th day of February, 2016.

Notary Public
My Commission Expires: _____

File No.: 22445

MISTY M. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-23-2019