THIS INSTRUMENT PREPARED BY:
HAYNES, FREEMAN & BRACEY, PLC
140 North Main Street
P. O. Box 527
Goodlettsville, Tennessee 37070

BILL GARRETT, Davidson County
Trans:T20170009687 DEEDWARR
Recvd: 02/01/17 15:38 3 pgs
Fees:18.00 Taxes:721.50
20170201-0010992

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map- Parcel No.
Adriane L. Kiley 215 Moss Trail Goodlettsville, Tennessee 37072	Same as new owner	025-16-0-046.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, **LORI O. CORDELL, Executrix of the Estate of Thomas M. Osborne**, has this day bargained and sold, and does hereby transfer and convey unto the said **ADRIANE L. KILEY, unmarried**, her successors, and assigns, certain real estate in Davidson County, Tennessee, as follows:

The land is situated in the County of Davidson, State of Tennessee, and described as follows:

Tract I

Land in Davidson County, Tennessee, being westerly 14 feet of Lot No. 72, as shown on the map entitled the Plan of Goodlettsville Heights, Section 2, of record in Plat Book 1424, pages 120 and 121, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said westerly portion of Lot No. 72 fronts 14 feet on the northerly side of Moss Trail Road and runs back 351.2 feet on the easterly line and 351.2 feet more or less on the westerly line, to a dead line in the rear on which it measures 14 feet.

Being the same property conveyed to DR. THOMAS M. OSBORNE AND WIFE, JANE H. OSBRONE, by deed from WILLIAM ALVIN MYERS, JR. AND WIFE, MARGARET BADACOUR MYERS, of record in Book 2922, page 79, dated June 13, 1959, said Register's Office. The said Jane H. Osborne having since died on or about August 22, 2010, leaving Thomas M. Osborne the surviving tenant by the entirety. The said Thomas M. Osborne having since died testate on or about August 23, 2016, leaving LORI O. CORDELL, EXECUTRIX OF THE ESTATE OF THOMAS M. OSBORNE with full power to sale pursuant to his will of record in the Seventh Circuit Probate Court of Davidson County, Nashville, Tennessee, Docket No. 16P1528.

INCLUDED IN THE ABOVE BUT EXCLUDED THEREFROM IS THAT PORTION THEREOF DESCRIBED IN THE WARRANTY DEED OF RECORD IN BOOK 4220, PAGE 184, REGISTER'S OFFICE FOR Davidson COUNTY, TENNESSEE.

Tract II

Land in Davidson County, Tennessee, being Lot(s) 73, as shown on the map entitled Goodlettsville Heights Subdivision, Section 2, of record in Plat Book 1424, pages 120 and 121, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 73 fronts 100 feet on the East side of Moss Trail Road, runs back between parallel lines 351.2 feet on the North Line and 350 feet on the South line and shows 92.72 feet on the rear line.

Being the same property conveyed to THOMAS MELVIN OSBORNE AND WIFE, JANE HOLMAN OSBRONE, by deed from MATT N. THOMSON AND WIFE, KITTIE B. THOMSON, of record in Book 2490, page 513, dated July 27, 1951, said Register's Office. The said Jane H. Osborne having since died on or about August 22, 2010, leaving Thomas M. Osborne the surviving tenant by the entirety. The said Thomas M. Osborne having since died testate on or about August 23, 2016, leaving LORI O. CORDELL, EXECUTRIX OF THE ESTATE OF THOMAS M. OSBORNE with full power to sale pursuant to his will of record in the Seventh Circuit Probate Court of Davidson County, Nashville, Tennessee, Docket No. 16P1528.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) The actual consideration or value whichever is greater, for this transfer is ~~$100,000.00~~ $195,000.00

Subscribed and sworn to before me,
this 27 of January, 2017.
My Commission Expires: 12/23/2020

Affiant

Notary Public

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, her (successors), heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, her (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 27 day of January, 2017.

LORI O. CORDELL, Executrix of the Estate of Thomas M. Osborne

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Russell E. Freeman, a Notary Public in and for said County and State, **LORI O. CORDELL, Executrix of the Estate of Thomas M. 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 she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 27 day of January, 2017.

NOTARY PUBLIC

My Commission Expires: 12/23/2020

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY