BILL GARRETT, Davidson County
Trans:T20170028155 DEEDWARR
Recvd: 04/04/17 09:31 2 pgs
Fees:13.00 Taxes:506.90
20170404-0032623

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 31st day of March, 2017, by and between Ronald H. Tosh, unmarried and John G. Tosh, married, party of the first part, and Rodney Osborne and Ada Magdiel Meza 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:

BEING Lot No. 113 on the Plan of Section VI, Bellshire Estates, of record in Book 2133, Page 129, Register's Office for said County.

SAID Lot No. 113 fronts 162.3 feet on the east side of Westchester Drive and runs back 321.6 feet on the north line and 225 feet on the south line to a dead line in the rear on which it measures 149 feet.

Being all or part of the same property conveyed to Ronald H. Tosh and John G. Tosh by virtue of that certain Quit Claim Deed dated 3.31.17, and being of record at Instrument No. 20170404-0032622 in the amount of $.00 in the Register's Office of Davidson County, Tennessee.

Being all or part of the same property conveyed to Ron Tosh and Gayland Tosh by virtue of that certain Quit Claim Deed dated January 27, 2017, and being of record at Instrument No. 20170201-0010996 in the amount of $.00 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Ron Tosh, Trustee of the Mildred Elizabeth Tosh Special Needs Trust by virtue of Quit Claim Deed dated January 11, 2017 at Instrument No. 20170113-0004286 in the amount of $0.00 in the said Register's Office.

Being the same property previously conveyed to John H. Tosh by virtue of Quit Claim Deed dated December 9, 2013 at Instrument No. 20131216-0126611 in the amount of $0.00 in the said Register's Office.

**Seller warrants that this property is not their primary residence. **

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, except for year 2017 Davidson County real property taxes, being a lien not yet due and payable and subject to restrictions of record in book 2294, page 346, book 2332, page 175, and in book 4476, page 565, said register's office; 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.

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.

Ronald H. Tosh

John G. Tosh

STATE OF TN
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified Ronald H. Tosh and John G. Tosh, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 31st day of March, 2017.

Notary Public

VENIKKIA CUNNIGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019

My Commission Expires: _____

Property Owner & Address: Rodney Osborne and Ada Magdiel Meza
1231 Westchester Dr.
Nashville, TN 37207

Tax Parcel No 04115003600

Property Address: 1231 Westchester Dr.
Nashville, TN 37207

MAIL TAX BILLS TO: Owners at property address

STATE OF TN
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 $137,000.00 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 31st day of March, 2017.

Notary Public

VENIKKIA CUNNIGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019

My Commission Expires: _____