THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Adam Matthew Hesler
2103 Golf Club Lane
Nashville, TN 37215
SEND TAX BILLS TO:
Synovus Bank
2404 Lakeshore Drive, Ste 325
Birmingham, AL 35209

BILL GARRETT, Davidson County
Trans:T20170033437 DEEDWARR
Recvd: 04/20/17 13:48 2 pgs
Fees:13.00 Taxes:3496.50
20170420-0038927

WARRANTY DEED

(Map 117 07 0, Parcel 8.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, the undersigned, **JOHN E. OSBORNE and wife, TERESA V. OSBORNE**, hereinafter referred to as "Grantors", have bargained and sold and do hereby transfer and convey unto **ADAM MATTHEW HESLER, a married man,** hereinafter referred to as "Grantee", their heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND located in the 7th Civil District of Davidson County, Tennessee, being part of the Lot Number 40 on the unrecorded plan of Hillsboro Heights, described partly according to a survey made by I. J. Wilkinson, Surveyor, May 10, 1948, as follows:
>
> Beginning in the center of Golf Club Road, at the northwest corner of the property conveyed to B. C. Clouse and wife, by deed from W. H. Quarles and wife, of record in Book 1755, Page 269, Register's Office of Davidson County, Tennessee; thence with said Clouse's western boundary line, southerly 358.5 feet; thence westerly 138.5 feet; thence northerly 360 feet to the center of Golf Club Road; thence with the center of the same 138.5 feet to the beginning.
>
> BEING the same property conveyed to John E. Osborne and Teresa V. Osborne, by Warranty Deed from Lisa Burrus Turk, Laura Burrus Smith, Kate Brasfield Burrus Griffin, Nan Burrus Cox and Barbara Burrus Figge, dated May 6, 2011, of record in Instrument No. 20110517-0037590, in the Register's Office of Davidson County, Tennessee.
>
> THIS CONVEYANCE IS MADE SUBJECT TO minimum building setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record; to Right of way easement of Golf Club Road, all in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as 2103 Golf Club Lane, Nashville, TN 37215.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantee, his heirs and assigns, forever.

Grantors covenant with the said Grantee that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the

same is unencumbered except as noted herein, and for the 2017 real property taxes which will be prorated at closing and paid by the Grantee.

Grantors further covenant and bind Grantors, their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS and signatures on this the 17th day of April, 2017.

JOHN E. OSBORNE

TERESA V. OSBORNE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John E. Osborne and Teresa V. Osborne, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th day of April, 2017.

Notary Public

My Commission Expires: May 30, 2017

(SEAL)

J KASEY TALBOTT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $945,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 17th day of April, 2017.

Notary Public

My commission expires: May 30, 2017

File No. 20170309

J KASEY TALBOTT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY