BILL GARRETT, Davidson County
Trans:T20170041769 DEEDWARR
Recvd: 05/17/17 08:38 3 pgs
Fees:18.00 Taxes:995.30
20170517-0048653

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 33631-04-2017	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $269,000.00. Affiant Subscribed and sworn to before me this 12th day of May, 2017. Notary Public My Commission Expires: 9/25/19

LORI BUIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Charles G. Hitchcock and Amanda M. Rainey 101 Anthony Street Nashville, TN 37138	New owner	Map and Parcel No.: 054 13 0 006 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Donald J. Osburn and Teresa B. Osburn, husband and wife ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to Charles G. Hitchcock, an unmarried man, and Amanda M. Rainey, an unmarried woman, as tenants in common with the right of survivorship ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 101 Anthony Street, Nashville, TN 37138.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantors covenant that they 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 set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on the 12th day of May, 2017.

Donald J. Osburn

Donald J. Osburn

Teresa B. Osburn

Teresa B. Osburn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Donald J. Osburn and Teresa B. Osburn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of May, 2017.

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017

Notary Public
My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being part of Lot No. 18 on the Plan of Life and Casualty Insurance Company's Subdivision of Dabbs and Elliott's property, known as Dupontonia, as of record in Plat Book 843, Page 56, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point on the northwesterly margin of Anthony Avenue, 325 feet northeasterly from the northwest corner of said Anthony Avenue and Old Hickory Boulevard; thence with the northwesterly margin of said Anthony Avenue, northeastwardly 100 feet to a point in the southwestern boundary line of a part of Lot No. 18 conveyed to Robert M. Nabors, Jr. and wife Mildred S. Nabors by deed from Clarence R. Ussery and wife, of record in Book 1542, page 130, Register's Office for Davidson County, Tennessee; thence with Nabors' southwestern boundary line, northwestwardly 150 feet to Nabors' southwest corner; thence southwestwardly 100 feet to a point; thence southeastwardly 150 feet to the beginning.

Being the same property conveyed to Donald J. Osburn and Teresa B. Osburn, husband and wife, by deed dated June 15, 2012 from David C. Braunscheidel and Christine Braunscheidel of record in Instrument No. 20120621-0054257, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2017, a lien, but not yet due and payable. Map and Parcel No. 054 13 0 006 00.
2. All matters appearing on the Plan of record as Book 843, page 56, Register's Office for Davidson County, Tennessee.