NEW OWNER:

Justin Rosolino
Brooke Rosolino
1010 Seymour Avenue
Nashville, TN 37206

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 17-0346 LB

Map/Parcel ID:
083-05-0-024.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20170053089 DEEDWARR
Recvd: 06/21/17 10:25 3 pgs
Fees:18.00 Taxes:592.00
20170621-0062404

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Sixty Thousand and 00/100 Dollars ($160,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **GEORGIA W. OSBORNE AKA GEORGIA OSBORNE, an unmarried woman,** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **JUSTIN ROSOLINO and wife, BROOKE ROSOLINO,** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being the Easterly 50 feet of the Northerly 150 feet of Lot No. 57 on the Plan of Stratton and Seymour's Addition to Edgefield, now East Nashville, as of record in Book 57, Page 23, Register's Office for said County.

Said part of said lot fronts 50 feet on the Southerly side of Seymour Avenue and runs back between parallel lines, 150 feet to an alley, which was established and shown on the Plan of record in Book 332, Page 63, Register's Office.

Being the same property conveyed to Lonnie A. Osborne and wife, Georgia E. Osborne by Warranty deed from Cumberland Builders, Inc. of record in Book 3221, page 315, Register's Office

for Davidson County, Tennessee, dated April 26, 1961 and recorded on May 01, 1961. Lonnie A. Osborne died May 11, 2009, leaving Georgia W. Osborne as sole owner of said subject property.

This is IMPROVED property being also known as 1010 Seymour Avenue Nashville, Tennessee 37206.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantees that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 14th day of **June, 2017**.

Georgia W. Osborne aka Georgia

GEORGIA W. OSBORNE AKA GEORGIA OSBORNE,
BY: MELANIE THOMPSON, ATTORNEY-IN-FACT

Osborne by Melanie Thompson
Attorney-in-Fact

STATE OF FL
COUNTY OF Duval

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **MELANIE THOMPSON**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who acknowledged that she executed the within instrument on behalf of, and as attorney-in-fact for, **GEORGIA OSBORNE**, the within named bargainor, for the purposes therein contained.

WITNESS my hand and official seal at office this 14 day of **June, 2017**.

Jennifer Murray
NOTARY PUBLIC

My commission expires: Dec 9, 2018

JENNIFER MURRAY
MY COMMISSION # FF 182274
EXPIRES: December 9, 2018
Bonded Thru Notary Public Underwriters

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The actual consideration or value, whichever is greater, for this transfer is $ **160,000.00** .

Georgia W. Osborne aka Georgia Osborne by Melanie Thompson, Attorney-in Fact
GRANT

Sworn to and subscribed to before me this 14 day of **June, 2017**.

Jennifer Murray
NOTARY PUBLIC

My commission expires: Dec 9, 2018

JENNIFER MURRAY
MY COMMISSION # FF 182274
EXPIRES: December 9, 2018
Bonded Thru Notary Public Underwriters