Bill Garrett Davidson County
Batch# 982 DEEDWARR
09/14/2017 03:45:36 PM 4 pgs
Fees: $23.00 Taxes: $869.50
20170914-0094201

Prepared By and Returnable to:
Bone McAllester Norton PLLC (APP)
511 Union Street, Suite 1600
Nashville City Center
Nashville, Tennessee 37219

New Owner(s) & Address	Send Tax Bill To:	Map & Parcel No.:
Amanda Brooke Allison 2510 Baker Station Road Goodlettsville, TN 37072	New Owner	044-15-0-433.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **MICHAL E. OSBORNE,** a married man (the "Grantor") does hereby transfer and convey unto **AMANDA BROOKE ALLISON**, a married woman (the "Grantee"), Grantee's successors and assigns, forever, the following described tract or parcel of land located in Davidson County, Tennessee, as more particularly described on **Exhibit A** (the "Land").

This is improved property known as 700 Hadley Avenue, Old Hickory, Davidson County, Tennessee 37138. The address is believed to be accurate but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control. The legal description has been prepared from the Grantor's deed of conveyance and the attorney preparing this Deed make no warranty or representation regarding the accuracy of the legal description.

TO HAVE AND TO HOLD said Land together with all the improvements and fixtures thereon and all easements, privileges and appurtenances thereunto belonging (collectively "Property") unto the said Grantee, and Grantee's successors and assigns forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seized and possessed of said Property in fee simple; that Grantor has a good right to sell and convey the Property; and that the Property is free from any lien or encumbrance whatsoever, except for applicable zoning and building regulations, all visible easements and encroachments, all matters that an accurate survey would disclose, and 2017 real estate taxes, which are to be prorated and Grantee agrees to assume.

GRANTOR FURTHER COVENANTS with the said Grantee and binds Grantor and Grantor's heirs and assigns, to warrant and forever defend the title thereto of said Property to the said Grantee, and Grantee's successors and assigns, against the lawful claims and demands of all persons.

Kathleen Ann Osborne, the spouse of Michal E. Osborne, joins in this conveyance for the purpose of conveying her marital rights, title, and interest in the property.

[Signature page of General Warranty Deed]

WITNESS this the 13th day of September, 2017.

GRANTOR:

Michal E. Osborne

Michal E. Osborne

Kathleen Ann Osborne

Kathleen Ann Osborne

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, a Notary Public of the state and county mentioned, personally appeared Michal E. Osborne, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee this 13th day of September, 2017.

Andrea P. Perry

Notary Public

My Commission Expires: 1/6/2020

ANDREA P PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-6-2020

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, a Notary Public of the state and county mentioned, personally appeared Kathleen Ann Osborne, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee this 13th day of September, 2017.

Christina Baker

Notary Public

My Commission Expires: 8/17/20

CHRISTINA BAKER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration for this transaction is $235,000.00.

Amanda Brooke Allison
AFFIANT

Subscribed and sworn to before me, this 13th day of September, 2017.

Andrea P. Perry
Notary Public

My Commission Expires:

1/6/2020

ANDREA P PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-6-2020

EXHIBIT A
LEGAL DESCRIPTION

Land in Davidson County, Tennessee, more particularly described as follows:

Beginning at an iron pin on the southerly margin of Donelson Avenue, 405.4 feet east, more or less, of the intersection of Donelson Avenue with Elliston Avenue; thence, along the southerly margin of Donelson Avenue, South 89° 19' East, 90.57 feet to an iron pin; thence, along a curve to the right having a radius of 60.0 feet, 94.14 feet to an iron pin in the westerly margin of Hadley Avenue, said curve also representing the intersection of Donelson Avenue and Hadley Avenue; thence, along the westerly margin of Hadley Avenue, South 00° 35' West 68.36 feet to an iron pin; thence, leaving the margin of Hadley Avenue, North 89° 29' West, 149.94 feet to an iron pin; thence North 00° 21' East 128.67 feet to an iron pin, being the point of beginning, arid containing 0.425 acres and described according to a survey by Michal V. Homes and Associates, Inc., dated October 29, 1979.

Being the same property conveyed to Michal E. Osborne by deed of record in Instrument Number 20000707-0067276, Register's Office.