BOX 10-A

WARRANTY DEED

Bill Garrett Davidson County
Batch# 4002 DEEDWARR
09/25/2017 09:42:42 AM 2 pgs
Fees: $13.00 Taxes: $1,010.10
20170925-0097766

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $273,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 22 DAY OF September 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TONYA B. CHERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN My Commission Expires August 30, 2021

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul H. Osborne	New Owner	
(NAME)	(NAME)	
5412 Wakefield Drive		161-05-0-014.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **ROY B. OSBORNE, JR., MARRIED, DAVID F. OSBORNE, MARRIED AND TIMOTHY M. OSBORNE, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PAUL H. OSBORNE, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 80 on the Plan of Hillview Estates, as of record in Book 3600, Page 89, Register's Office for said County, to which plan reference is here made for description.

Being the same property conveyed to Roy B. Osborne and wife, Anne M. Osborne by Warranty Deed from H. Clinton Jones and wife, Avis B. Jones, recorded on the 3rd day of July, 1968 in Deed Book 4248, Page 285 and Probate Docket No. 17P-1044, in the Register's Office of Davidson County, Tennessee. Roy B. Osborne died on January 9, 2011 leaving Anne M. Osborne as sole surviving Tenant by the Entirety. Anne M. Osborne died on May 17, 2017. Roy B. Osborne, Jr., David F. Osborne, Timothy M. Osborne and Paul H. Osborne are the devisees under the Will of Anne M. Osborne probated under Docket No. 17P1044, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

This was never the principal place of residence for the said Grantors.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

This is unimproved _ improved x property, known as 5412 Wakefield Drive, Nashville, TN 37220
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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, unless otherwise herein set out; 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 22 day of September, 2017

ROY B. OSBORNE, JR

DAVID F. OSBORNE

TIMOTHY M. 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 Roy B. Osborne, Jr, David F. Osborne, and Timothy M. 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 within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 22 day of September, 2017.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires MAR 8, 2021

Notary Public