Bill Garrett Davidson County
Batch# 135290 DEEDWARR
08/30/2018 02:45:30 PM 4 pgs
Fees: $23.00 Taxes: $518.00
20180830-0086219

THIS INSTRUMENT PREPARED BY:
WESLEY D. TURNER
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 THIRD AVENUE SOUTH
SUITE 1700
NASHVILLE, TENNESSEE 37201
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $140,000.00.

Affiant

Subscribed and sworn to before me, this 29th day of August, 2018.

Notary Public

My Commission Expires: _____

WESLEY D. TURNER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 2, 2022

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Randall William Osborn	SunTrust Bank	051-04-0-019.00
415 Norman Drive	901 Semmes Avenue	
Madison, TN 37115	Richmond, VA 23224	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHARLES VINCENT KIESSER, JR., Devisee under the Last Will and Testament of Kenneth Wayne Kiesser and CHARLES VINCENT KIESSER, JR., as Personal Representative of the Estate of Kenneth Wayne Kiesser**, hereinafter collectively called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **RANDALL WILLIAM**

OSBORN, an unmarried man, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in the 11th Civil District of Davidson County, Tennessee and beginning at a concrete monument on the south margin of Norman Drive, at the corner of Lot 4 6 , Blair Heights, Section IV, thence along the East line of said lot, South 24 degrees 00 min. West 482.5 feet to the North line of Stratton Heights, as of record in Book 1235, Page 13, Register's Office for Davidson County, Tennessee; thence along the line of said Subdivision S 53 deg. 18 min. E. 164.7 feet to a concrete monument at a corner of Dale Heights Subdivision, as of record in Book 2330, Page 153, said Register' s Office; thence along said Subdivision' s westerly line, N 9 deg. 25 min. E 536 feet to a concrete monument in the S margin of Norman Drive; thence along said Drive, N 66 deg. 00 min. W 25.6 feet to the point of beginning, according to a survey by John Kohl, dated July 21, 1981.

Being the same property conveyed to Kenneth W. Kiesser, unmarried, by deed from Joseph L. Goode and wife, Adrian S. Goode, of record in Book 9482, page 45, dated September 29, 1994, Register's Office for Davidson County, Tennessee. The said Kenneth W. Kiesser, a/k/a Kenneth Wayne Kiesser, having since died testate on or about May 4, 2018, devising said property to Charles Vincent Kiesser, Jr., pursuant to his will of record in the Seventh Circuit Probate Court of Davidson County, Nashville, Tennessee, Docket No. 18P-1009.

This conveyance is made subject to:

1. 2018 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 2331, page 60, said Register's Office.

This is improved property known as: **415 Norman Drive, Madison, TN 37115.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and Grantor covenants with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

<Signature Page Follows>

WITNESS my hand this 29th day of August, 2018.

Charles Vincent Kiesser, Jr., Devisee
Charles Vincent Kiesser, Jr., Devisee

BY: Anita Humphreys, Attorney-in-fact
Anita Humphreys, Attorney-in-Fact

Charles Vincent Kiesser, Jr., Personal Representative
Charles Vincent Kiesser, Jr., Personal Representative

BY: Anita Humphreys, Attorney-in-fact
Anita Humphreys, Attorney-in-Fact

STATE OF COLORADO)
COUNTY OF Boulder)

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, Anita Humphreys, to me known, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument on behalf of Charles Vincent Kiesser, Jr., Devisee, and who acknowledged that she executed the same as the free act and deed of the said Charles Vincent Kiesser, Jr., Devisee.

Witness my hand and official seal this 27 day of August, 2018.

Notary Public

My Commission Expires: 07/16/2022

TYLER JOHN BULTHUIS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20184028748
MY COMMISSION EXPIRES 07/16/2022

STATE OF COLORADO)
COUNTY OF Boulder)

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, Anita Humphreys, to me known, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument on behalf of Charles Vincent Kiesser, Jr., Personal Representative, and who acknowledged that she executed the same as the free act and deed of the said Charles Vincent Kiesser, Jr., Personal Representative.

Witness my hand and official seal this 27 day of August, 2018.

Notary Public

My Commission Expires: 07/16/2022

TYLER JOHN BULTHUIS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20184028748
MY COMMISSION EXPIRES 07/16/2022

743199.1/020180825

True Copy Certification

I, Wesley D. Turner, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

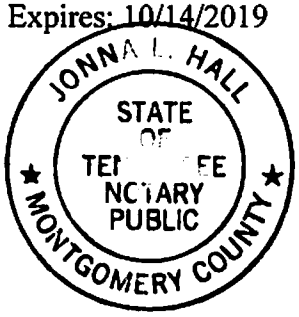
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Jonna L. Hall, a notary public for this county and state, Wesley D. Turner, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 10/14/2019

Notary's Seal



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