Karen Y Johnson Davidson County
Batch# 149309 DEEDWARR
10/05/2018 08:05:30 AM 3 pgs
Fees: $18.00 Taxes: $499.50
20181005-0098860

WARRANTY DEED

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 3rd DAY OF October, 2018.

Notary Public

MY COMMISSION EXPIRES: 9/25/19

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY VENIKKIA BRAMICH

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
2514 Osage Partners, a Tennessee general partnership	2514 Osage Partners, a Tennessee general partnership	
(NAME) 2002 Richard Jones Road, Suite 200-C	(NAME) 2002 Richard Jones Road, Suite 200-C	08110039200
(ADDRESS) Nashville, TN 37215	(ADDRESS) Nashville, TN 37215	
(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, I, **Betty Sue Gore also known as Betty Prince Gore**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **2514 Osage Partners, a Tennessee general partnership,** HEREINAFTER CALLED THE GRANTEE, ITS 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. 90 on the Map of Cobb's Subdivision of Lot No. 6 of the Harding Bosley Tract as of record in Book 161, Page 155, Register's office for said County.

Said Lot No. 90 fronts 74.9 feet on the North side of Osage Street and runs back between lines 150.6 feet on the West line and 150 feet on the East line to an alley on which it measures 50 feet.

FOR INFORMATION PURPOSES ONLY: 2514 Osage Street, Nashville, TN 37208

Being the same property conveyed to Betty Sue Gore by virtue of that certain Warranty Deed dated June 8, 1983, and being of record at Book 6073, Page 202 in the Register's Office of Davidson County, Tennessee.

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. See attached exhibit A.

unimproved
This is improved x property, known as 2514 Osage St. Nashville, TN 37208
(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 3rd day of October, 2018.

BETTY PRINCE GORE
BY IRA EUGENE BOWERS
ATTORNEY IN FACT

Betty Prince Gore, by Ira Eugene Bowers, Attorney in Fact

STATE OF TN
COUNTY OF Davidson

On this 3rd day of October, 2018, before me personally appeared Ira Eugene Bowers, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Betty Prince Gore and who acknowledged that he executed the same as the free act and deed of Betty Prince Gore.

WITNESS my hand and official seal at office this 3rd day of October, 2018.

VENIKKIA BRANCH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public

My Commission Expires: 9/25/19

STATE OF TN
COUNTY OF Davidson

Ira Eugene Bowers, being first duly sworn, makes oath in accordance with T.C.A. Section 34-6-105(c), that he did not have at the time of the exercise of the powers of attorney actual knowledge of the termination of the power by revocation or of the death of Betty Prince Gore, the principal.

This 3rd day of October, 2018.

IRA EUGENE BOWERS

Ira Eugene Bowers

WITNESS my hand and official seal at office this 3rd day of October, 2018.

VENIKKIA BRANCH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public

My commission Expires 9/25/19

Exhibit A

- Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
- Rights or claims of parties in possession not shown by the public records.
- Easements, liens or encumbrances or claims thereof, which are not shown by the public record.
- The lien of the following general and special taxes for the year or years specified and subsequent years: 2019 Davidson County taxes, not yet due and payable.
- Taxes and/or assessments levied or assessed against the subject property pursuant to the provisions of TCA 67-5-603, which have not been assessed and are not payable, as of the date of this instrument.
- Subdivision Restrictions, Building Lines and Easements of record in Plat Book 161, Page 155, in the Register's Office of Davidson County, Tennessee.
- Easements of record at Book 8662, Page 870 and B ook 9976, Page 761, as recorded in the said Register's Office.

Certificate of Authenticity

I, ASHLEE D PAGE, 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.

Ashlee D Page
Signature

State of Tennessee
County of Davidson

Personally appeared before me, Kenikkia Cunningham a notary public for this county and state, Ashlee D. Page, 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: 9/25/19

STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-25-2019