Name and Address of New Owner:
Leslie Anne Osborne and Sandra Brazelton Osborne

Send Tax Bills To:
Leslie Anne Osborne and Sandra Brazelton Osborne

Karen Johnson Davidson County
DEEDWARR
Batch# 215375 3 pgs
04/09/2019 09:26:20 AM
Fees: $18.00 Taxes: $882.45
20190409-0032128

This Instrument Prepared By:
Dellana Lowhorn
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 090-08-0-129.01

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 legal sufficiency of which are hereby irrevocably acknowledged, **Hillary Gainous**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Leslie A. Osborne, an unmarried woman with a 60% undivided interest and Sandra B. Osborne, a married woman with a 40% undivided interest, both as tenants in common**, "the Grantees," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County , Tennessee, being Lot No. 32 on the Plan of Gaileywood Subdivision, Section 3, as of record in Book 3106, Page 115, Register's Office for Davidson County, Tennessee.

Said Lot No. 32 fronts 50 feet on the easterly side of James Avenue and extends back 139.9 feet on the southerly line and 140.6 feet on the northerly line to a 12 foot alley in the rear, measuring 50.0 feet thereon.

Being the same property conveyed to Hillary Gainous by Warranty Deed from Charles B. Holmes, recorded on July 27, 2018, of record in Instrument No. 20180727-0073483, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Charles B. Holmes by Quit Claim Deed from the Will of Bessie K. Holmes, recorded on May 22, 2015, of record in Instrument No.

20150522-0047430, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Charles Boyd Holmes by Quit Claim Deed from J. Michael Jacobs, reserving a life estate in Charles M. Holmes and wife, Bessie K. Holmes, of record in Deed Book 6733, Page 523, Register's Office for Davidson County, Tennessee. The said Charles M. Holmes predeceased his wife, Bessie K. Holmes on February 6, 1986.

This is improved property known as 626 James Avenue, Nashville, TN 37209.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 4th day of April, 2019.

Hillary Gainous (SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of April, 2019, before me personally appeared Hillary Gainous, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 4th day of April, 2019.

DELLANA LOVHORN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Notary Signature
My commission expires: 3-8-2024

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $238,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 4th day of April, 2019.

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

Notary Public
My commission expires: 7/6/20
File No. 2019-172

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 15-144-19-626