WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/08/05 10:04 2 pgs
Fees:13.00 Taxes:1813.00

20050808-0093037

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $480,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 5TH DAY OF AUGUST, 2005.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

GEORGE A. CRAWFORD, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires JULY 21, 2007

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Thomas H. Ozburn	U.S. Bank	130-01
(NAME)	(NAME)	
151 Windsor Drive	1550 American Blvd E.	92
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Bloomington, MN 55425	130-01-92
(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, **ROBIN H. LANTING, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **THOMAS H. OZBURN,** HEREINAFTER CALLED THE GRANTEES, THEIR 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. 151 and the westerly 4 feet of Lot No. 150 on the plan of Bransford Realty Company's Belle Meade Golf Links Subdivision, of record in Plat Book 421, Pages 94 and 95, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 151 and part of Lot 150 adjoin and front together 64 feet on the north side of Windsor Drive and run back between parallel lines, 200 feet to the south margin of Lincoln Court.

Being the same property conveyed to Robin H. Lanting, a single person by deed from Edward T. Gray and wife, Jennifer H. Gray, of record in Instrument No. 20030930-0144246, said Register's Office.

This conveyance is subject to (a) 2005 real property taxes which have been prorated and assumed by the grantee(s); and (b) all matters appearing on the plan of record in Book 421, page 94-95, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 151 Windsor Drive, Nashville, TN 37205

(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 5th day of August, 2005.

Robin H. Lanting
By: Kathy Snider, attorney in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KATHY SNIDER, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney in Fact, of the maker or a constituent of the maker and is authorized by the maker or by is constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at Nashville, Tennessee this 5th day of August, 2005.

Commission expires:



Notary Public