Q-19587-3
BOW A

# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/28/06 12:17 2 pgs
Fees:13.00 Taxes:1154.40
20060328-0035174

DEBORAH M. O'NEIL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$312,000.00**

Affiant

Subscribed and sworn to before me, this the 24th day of March, 2006.

Notary Public

My commission expires: 5/23/09 (AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
John T. Cook, P.C.
2927 Berry Hill Drive , Nashville, TN 37204-3126

| Address of New Owner(s) as follows: **Karen O'Hara** | Send Tax Bills To: **NEW OWNER** | Map-Parcel Numbers **Map 118-04, Parcel 090** |
|---|---|---|
| **3612 Rainbow Place** | | |
| **Nashville, TN 37204** | | |

FOR AND IN 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,

**D. Brett Burrow and Diane W. Burrow, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Karen O'Hara, a married woman**

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. 11 on the Plan of Longview Manor, Sections One and Two, of record in Book 1424, Page 127, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description thereof.**

**Being the same property conveyed to D. Brett Burrow, by Deed from Sunbanks, Inc., of record in Book 8529, Page 910 and re-recorded in Book 8531, Page 970, Register's Office for Davidson County, Tennessee. The said D. Brett Burrow now married to Diane W. Burrow.**

**This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.**

This is Improved (_X__) Unimproved (____) property, known as: **3612 Rainbow Place, Nashville, TN 37204**

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/our hand(s) this **24th** day of **March, 2006.**

D. Brett Burrow

Diane W. Burrow

**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 **D. Brett Burrow and Diane W. Burrow, husband and wife ,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **24th** day of **March, 2006.**

**Notary Public**

**My Commission Expires** 11-19-08

