WARRANTY DEED

File #08010797

Vanessa E. Allen
Notary Public
Rutherford County
STATE OF TENNESSEE
NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00

Donna C. Pierce
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of February, 2008.

Vanessa E Allen
Notary Public

MY COMMISSION EXPIRES: 7-18-2010
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg F
Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lori L. Brown, a single person	Taylor Bean & Whitaker Mortgage	075-07-0-200.00
(NAME)	(NAME)	
709 Rachels Trail	1417 N.Magnolia Avenue	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Ocala,FL 34475	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 02/21/08 14:04 2 pgs
Fees:13.00 Taxes:351.50
20080221-0017184

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/WE, Amber Oznick, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lori L. Brown, a single person, 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:

Being Lot No. 25-A, on the plan of Plan of the Zone Lot Division of Lots 23, 24, 25, 27, 29, 30, 31, 32, 33, 34, 35, 37, 38, 39, 40, 41, 42, 43, 45, 46, and 48 Rachel's Square, Section Two, as the same appears of record in Book 6250, Page 540, Register's office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

Being the same property conveyed to Amber Oznick by deed from Scott Land and wife, Jodie L. Land, dated 05/20/05, of record in Instrument No. 20050525-0059125, said Register's Office.

This conveyance is subject to: Any and all matters as set forth in the plat of record in Plat Book 6250, Page 540, said Register's Office.; Restrictive Covenants as of record in Book 6619, Page 777, Book 8030, Page 757, said Register's Office.; By-Laws of record in Book 6619, Page 782, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 709 Rachels Trail, Hermitage,TN,37076
(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 our hands this 15th day of February, 2008.

Amber Oznick

Amber Oznick

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Amber Dynich with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at this 15th day of February, 2008.

Commission expires:
7-18-2010



Vanessa E Allen
Notary Public

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg. F
Murfreesboro, TN 37130