Return to:
TRI STAR TITLE & ESCROW, LLC
201 E. MAIN ST, STE 300
MURFREESBORO, TN 37130

File No. 210080178

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100050877 DEEDWARR
Recvd: 08/17/10 08:57 2 pgs
Fees:13.00 Taxes:462.50
20100817-0064791

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF AUGUST, 2010.

Notary Public

MY COMMISSION EXPIRES: 6-17-13
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
5107 Maryland Way
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Troy Osborn	New Owner	162-05-0-207
(NAME)	(NAME)	
308 Ocala Cr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **WE, E. Warner Butters and Sandra S. Butters, husband and wife,** hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Troy Osborn, an unmarried man,** hereinafter called the grantee(s), HIS 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. 71 on the plan of Section 3, Hickory Valley Subdivision, of record in Plat Book 4460, Page 86, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to HARRY L. BANNIZA, JR. AND WIFE, DIANE W. BANNIZA by Deed from RANDALL PHILLIPS BUILDERS INC., dated 11/01/1973 and filed for record on 11/02/1973 in Book 4761, Page 501, Register's Office for DAVIDSON County, Tennessee. The said DIANE W. BANNIZA died on 05/14/2004, leaving HARRY L. BANNIZA JR. the sole surviving tenant by the entirety. The said HARRY L. BANNIZA JR. died intestate leaving WILLIAM SCOTT BANNIZA his sole heir at law as evidenced by Affidavits of Heirship filed for record in Instrument No. 20090831-0081395 and Instrument No. 20090917-0087048, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to E. WARNER BUTTERS AND SANDRA S. BUTTERS by Deed from WILLIAM SCOTT BANNIZA, dated 09/15/2009 and filed for record on 09/17/2009 in Instrument No. 20090917-0087049, Register's Office for DAVIDSON County, Tennessee.

All matters as set forth per Plat Book 4460, Page 86, said Register's Office.

Restrictions of record in Book 4604, Page 526, said Register's Office.

County of DAVIDSON taxes for the year 2010 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 308 Ocala Cr., Nashville, TN 37211
(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 GRANTEE(S), HIS heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), HIS 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 hands this 12th day of August, 2010.

E. Warner Butters

Sandra S. Butters

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

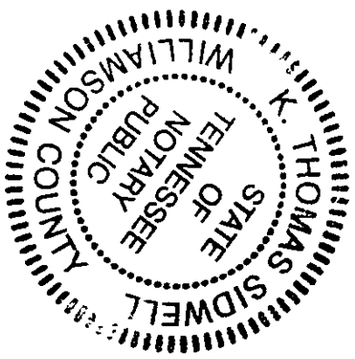
Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, E. Warner Butters and Sandra S. Butters, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained.

Witness my hand at office this 12th day of August, 2010.

Commission expires:

10/10/13

Notary Public



File Number: 210080178

RETURN TO: