File No. 210090169

WARRANTY DEED

KIMBERLY D. HICKS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $860,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF SEPTEMBER, 2010.

Notary Public

MY COMMISSION EXPIRES: 4-12-14

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

BILL GARRETT, Davidson County
Trans:T20100063914 DEEDWARR
Recvd: 10/08/10 09:29 2 pgs
Fees:13.00 Taxes:3182.00
20101008-0080812

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher Ozburn	New Owner	11615007700
(NAME)	(NAME)	
4316 Signal Hill Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN		
(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, Woodstone Construction, LLC f/k/a Dobberstein-Fuller, LLC, a Tennessee limited liability company, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Christopher Ozburn and wife, Natalie Ozburn, hereinafter called the grantee(s), 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. 19 of Block 8 on the Map of the Re-subdivision of Part of Royal Oaks Subdivision, as of record in Book 547, Page 167, 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 Dobberstein-Fuller, LLC, a Tennessee Limited Liability Company by Deed dated April 14, 2006, filed of record on April 18, 2006, from Joshua H. Smith, A Married Man, of record in Instrument No. 20060418-0044391, Register's Office for Davidson County, Tennessee.

County of Davidson Taxes for the year 2010 and subsequent years, a lien, not yet due and payable. Tax Parcel ID No. 11615007700

City of Belle Meade Taxes for the year 2010 and subsequent years, a lien, not yet due and payable. Tax Parcel ID No. 11615007700

Subject to all matters as set forth on the plat of record in Book 547, Page 167, Register's Office of said County.

Sanitary Sewer Easement as shown of record in Book 5808, Page 657, Register's Office for said County.

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 **X** property, known as 4316 Signal Hill Drive, Nashville, TN
(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), THEIR 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), 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 29th day of September, 2010.

Woodstone Construction, LLC f/k/a Dobberstein-Fuller, LLC, a Tennessee limited liability company

By: _____
MARK DOBBERSTEIN, CHIEF MANAGER

By: _____
CHRIS FULLER, SECRETARY

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARK DOBBERSTEIN with whom I am personally acquainted and who proved himself/herself to be the CHIEF MANAGER of Woodstone Construction, LLC f/k/a Dobberstein-Fuller, LLC, a Tennessee limited liability company, the bargainor, and who, being authorized to do so, acknowledged he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand at office this 29th day of September, 2010.

Commission expires: 4-12-14

_____
Notary Public

KIMBERLY D. HICKS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHRIS FULLER with whom I am personally acquainted and who proved himself/herself to be the SECRETARY of Woodstone Construction, LLC f/k/a Dobberstein-Fuller, LLC, a Tennessee limited liability company, the bargainor, and who, being authorized to do so, acknowledged he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand at office this 29th day of September, 2010.

Commission expires: 4-12-14

_____
Notary Public

File Number: 210090169

RETURN TO:
Sidwell Title
121 First Avenue South, Suite 200
Franklin, TN 37064

KIMBERLY D. HICKS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY