WARRANTY DEED

Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167
VT10110080O

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF DECEMBER, 2010.

Notary Public

MY COMMISSION EXPIRES: March 3, 2014.
(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: September 9, 2014

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jarod P. DeLozier	Same	61-8-92
(NAME)	(NAME)	
1201 Littonwood Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	,	
(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, Claudia Ogburn and Janey Maddox and Mary Beth Felts-Bundy, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jarod P. DeLozier and wife, Courtney E. DeLozier, 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, described as follows to wit:

BEING Lot No. 29 on Section 3, McGaughey Heights, as of record in Book 1835, page 120, Register's Office for said County. Said Lot No. 29 is described as follows:

BEGINNING on the northerly margin of Lottonwood Drive at the corner of Lots Nos. 28 and 29; thence with the line between said Lots northwardly 172 feet to the south line of Lot #30; thence with the line between Lots Nos. 29 and 30, westwardly 224 feet to the easterly margin of Hedgewood Drive; thence with said Drive, southwardly 152 feet to the beginning of a curve; thence around said curve with a radius of 20 feet, in a southeasterly direction 31.3 feet to the northerly margin of Lottonwood Drive; thence with said Drive eastwardly 204.3 feet to the beginning.

Being the same property conveyed to Claude E. Felts and wife, Dorothy Patterson Felts as tenants in common with no right of survivorship by deed from David L. Maddox, Trustee of record in Book 7067, Page 495. The said Claude E. Felts having predeceased Dorothy Patterson Felts. Dorothy Patterson Felts a/k/a Dorothy Patterson Stewart. Dorothy Patterson Stewart having died testate, probate file 09p68. Property was devised to her husband Carl E. Stewart, Jr. and Carl E. Stewart, Jr. having since conveyed his interest to Claudia Ogburn, Janey Maddox and Mary Beth Felts-Bundy by deed of record in Instrument No. 20100324-0021857, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Claudia Ogburn by Mary Beth Felts-Bundy as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument No. 20101203-0096341, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 1201 Littonwood Drive, Nashville, TN 37216

(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.

BILL GARRETT, Davidson County
Trans:T20100076279 DEEDWARR
Recvd: 12/03/10 09:48 2 pgs
Fees:13.00 Taxes:888.00
20101203-0096342

Witness our hands this 1st day of December, 2010.

Mary Beth Felts-Bundy

Claudia Ogburn By: Mary Beth Felts-Bundy
Attorney in Fact

Janey Maddox

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 Janey Maddox and Mary Beth Felts-Bundy, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this the 1st day of December, 2010.

Commission expires:

Notary Public

Beth Triplett State of Tennessee Notary Public My Comm. Exp. 3/3/2014 Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12/1/10 before me personally appeared Mary Beth Felts-Bundy, the person who executed the foregoing instrument on behalf of Claudia Ogburn, and acknowledged that she executed the same as the free act and deed of the said Claudia Ogburn, through Power of Attorney granted her by the said Claudia Ogburn.

Witness my hand and official seal at Franklin, Tennessee this 1st day of December, 2010.

Commission expires: March 3, 2014

Beth Triplett Notary Public

Beth Triplett State of Tennessee Notary Public My Comm. Exp. 3/3/2014 Davidson County