BILL GARRETT, Davidson County
Trans:T20110029258 DEEDWARR
Recvd: 05/17/11 10:30 4 pgs
Fees:23.00 Taxes:2349.50
20110517-0037590

This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW11250

**Send Tax Bills To:**
John E. Osborne
3426 Woodmont Blvd.
Nashville, TN 37215

**New Owner is:**
John E. Osborne
2103 Golf Club Lane
Nashville, TN 37215

MAP: 117-07-0-008.00

PARCEL:

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Lisa Burrus Turk, Laura Burrus Smith, Kate Brasfield Burrus Griffin, Nan Burrus Cox, and Barbara Burrus Figge**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **John E. Osborne and Teresa V. Osborne**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Known As: 2103 Golf Club Lane, Nashville, TN 37215

LAND in the 7th, formerly the 11th, Civil District of Davidson County, Tennessee, being part of the Lot Number 40 on the unrecorded plan of Hillsboro Heights, described partly according to a survey made by I. J. Wilkinson, Surveyor, May 10, 1948, as follows:

Beginning in the center of Golf Club Road, at the northwest corner of the property conveyed to B.C. Clouse and wife by deed from W. H. Quarles and wife of record in Book 1755, Page 269, Register's Office for said County; thence with said Clouse's western boundary line, southerly 358.5 feet; thence westerly 138.5 feet; thence northerly 360 feet to the center of Golf Club Road; thence with the center of the same 138.5 feet to the beginning.

BEING the same property conveyed to Lisa Burrus Turk, Laura Burrus Smith, Kate Brasfield Burrus Griffin, Nan Burrus Cox, and Barbara Burrus Figge, as tenants in common, an undivided twenty percent (20%) interest each, by Quitclaim Deed from Barbara Burrus, dated 3/13/06 and recorded 6/2/06 in Instrument Number 20060602-0065344; and the same property previously conveyed to Barbara Burrus by Quitclaim Deed from George R. Burrus, dated 4/6/02 and recorded 4/24/02 in Instrument Number 20020424-0050708; and previously conveyed to George H. Burrus and wife, Barbara Howard Burrus by Installment Deed from W. H. Quarles and wife, Mary Watson Quarles, dated 10/31/63 and recorded 10/31/63 in Book 3645, Page 92, Register's Office for Davidson County, Tennessee.

Subject to easement for right-of-way of Golf Club Road lying within the boundaries of premises described above.

LBT, LBT for LBS AIF, KBBG by LBT AIF, NBC by LBT AIF
Sellers Ints.
BBF by LBT AIF

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 6 day of May, 2011.

GRANTOR:

Lisa Burrus Turk

**Lisa Burrus Turk**

Laura Burrus Smith by Lisa Burrus Turk, her Attorney in Fact

**Laura Burrus Smith by Lisa Burrus Turk, her Attorney in Fact**

Kate Brasfield Burrus Griffin by Lisa Burrus Turk, her Attorney in Fact

**Kate Brasfield Burrus Griffin by Lisa Burrus Turk, her Attorney in Fact**

Nan Burrus Cox by Lisa Burrus Turk, her Attorney in Fact.

**Nan Burrus Cox by Lisa Burrus Turk, her Attorney in Fact**

Barbara Burrus Figge by Lisa Burrus Turk, her Attorney in Fact.

**Barbara Burrus Figge by Lisa Burrus Turk, her Attorney in Fact**

## ACKNOWLEDGEMENT

**STATE OF TENNESSEE** )
**COUNTY OF** Davidson )

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Lisa Burrus Turk**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 6 day of May, 2011.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
*NOTARY PUBLIC*
STATE OF TENNESSEE
My Commission Expires
November 4, 2013

Notary Public

My Commission Expires:

## ACKNOWLEDGEMENT

**STATE OF TENNESSEE** )
**COUNTY OF** Davidson )

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Lisa Burrus Turk**, with whom I am personally acquainted, or proved to me to on the basis of satisfactory evidence, and who upon oath acknowledged that he/she holds a valid power of attorney executed by **Laura Burrus Smith,** and acting under such power of attorney he/she executed the foregoing instrument for the purposes there in contained. Power of Attorney appearing of record in Instrument Number 20110517-0037589, of the said Register's Office of Davidson County, Tennessee.

Witness my hand and seal on this the 6 day of May, 2011.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
*NOTARY PUBLIC*
STATE OF TENNESSEE
My Commission Expires
November 4, 2013

Notary Public

My Commission Expires:

## ACKNOWLEDGEMENT

**STATE OF TENNESSEE** )
**COUNTY OF** Davidson )

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Lisa Burrus Turk**, with whom I am personally acquainted, or proved to me to on the basis of satisfactory evidence, and who upon oath acknowledged that he/she holds a valid power of attorney executed by **Kate Brasfield Burrus Griffin,** and acting under such power of attorney he/she executed the foregoing instrument for the purposes there in contained. Power of Attorney appearing of record in Instrument Number 20110517-0037588, of the said Register's Office of Davidson County, Tennessee.

Witness my hand and seal on this the 6 day of May, 2011.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
*NOTARY PUBLIC*
STATE OF TENNESSEE
My Commission Expires
November 4, 2013

Notary Public

My Commission Expires:

## ACKNOWLEDGEMENT

**STATE OF TENNESSEE** )
**COUNTY OF** Davidson )

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Lisa Burrus Turk**, with whom I am personally acquainted, or proved to me to on the basis of satisfactory evidence, and who upon oath acknowledged that he/she holds a valid power of attorney executed by **Nan Burrus Cox,** and acting under such power of attorney he/she executed the foregoing instrument for the purposes there in contained. Power of Attorney appearing of record in Instrument Number 20110517-0037586, of the said Register's Office of Davidson County, Tennessee.

Witness my hand and seal on this the 6 day of May, 2011.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
November 4, 2013

Notary Public

My Commission Expires:

## ACKNOWLEDGEMENT

**STATE OF TENNESSEE** )
**COUNTY OF** Davidson )

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Lisa Burrus Turk**, with whom I am personally acquainted, or proved to me to on the basis of satisfactory evidence, and who upon oath acknowledged that he/she holds a valid power of attorney executed by **Barbara Burrus Figge,** and acting under such power of attorney he/she executed the foregoing instrument for the purposes there in contained. Power of Attorney appearing of record in Instrument Number 20110517-0037587, of the said Register's Office of Davidson County, Tennessee.

Witness my hand and seal on this the 6 day of May, 2011.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
November 4, 2013

Notary Public

My Commission Expires: November 4, 2013

**STATE OF TENNESSEE** )
**COUNTY OF** Davidson )

The actual consideration or value, whichever is greater, for this transfer is $635,000.00.

Affiant

**SWORN TO** and subscribed before me this 6 day of May, 2011.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
November 4, 2013

NOTARY PUBLIC

My commission expires: