Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319

(1)

WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$650,000.00.** Affiant Subscribed and sworn to before me, this the 27th day of May, 2011. Notary Public My commission expires: March 18, 2014 (AFFIX SEAL)

ASHLEY S. HEATH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
John Burns **Rebecca Burns**	NEW OWNER	**Map 130-01 Parcel 092.00**
151 Windsor Drive		
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Thomas H. Ozburn and wife, Lori Mitchell Ozburn

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

John Burns and his wife, Rebecca Burns

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, being Lot No. 151 and the westerly 4 feet of Lot No. 150 on the Plan of Bransford Realty Company's Belle Meade Golf Links Subdivision, of record in Plat Book 421, Pages 94 and 95, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 151 and part of Lot 150 adjoin and front together 64 feet on the north side of Windsor Drive and run back between parallel lines, 200 feet to the south margin of Lincoln Court.

Being the same property conveyed to Thomas H. Ozburn, by Deed dated August 5, 2005, from Robin H. Lanting, unmarried, of record in Instrument No. 20050808-0093037, Register's Office for Davidson County, Tennessee.

Lori Mitchell-Ozburn, spouse of the above named Thomas H. Ozburn, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, including any marital rights and homestead exemption.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BILL GARRETT, Davidson County
Trans:T20110034457 DEEDWARR
Recvd: 06/09/11 09:23 2 pgs
Fees:13.00 Taxes:2405.00
20110609-0044101

This is improved (x) Unimproved ( ) property, known as **151 Windsor Drive, Nashville, TN 37205**

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 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 my/our hand(s) this **27th** day of **May, 2011.**

Thomas H. Ozburn

Lori Mitchell Ozburn

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Thomas H. Ozburn and Lori Mitchell Ozburn,** the within named sellers, 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 Nashville, Tennessee, this **27th** day of **May, 2011.**

Notary Public

My Commission Expires: 2/24/13

