# WARRANTY DEED

G-VRES-11-1105

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

Subscribed and sworn to before me, this 29th DAY OF July, 2011.

Notary Public

MY COMMISSION EXPIRES: 5-20-14
(AFFIX SEAL)

MARY FRANCES RUDY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Mary Ellen Liss | WELLS FARGO BANK, N.A. | |
| 1105 Nutmeg Court | (NAME) 101 North Phillips Avenue | |
| (ADDRESS) Brentwood, TN 37027 | (ADDRESS) Sioux Falls, SD 57104 | 160-11-72.00 |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we FREDERICK J. OSBORNE III AND WIFE, JANE MCDOUGAL OSBORNE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MARY ELLEN LISS AND WALTER D. LISS, WIFE AND HUSBAND, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 37, HEARTHSTONE, PHASE 9, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 6900, PAGE 374, CORRECTED IN PLAT BOOK 7334, PAGE 188, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO FREDERICK J. OSBORNE, III AND WIFE, JANE MCDOUGAL OSBORNE BY DEED FROM RADNOR HOMES, INC., RECORDED ON THE 13TH DAY OF JUNE, 1989 IN DEED BOOK 7863, PAGE 257, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2011 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 6900, PAGE 374 CORRECTED IN BOOK 7334, PAGE 188; RESTRICTIONS OF RECORD IN BOOK 7302, PAGE 92; CHARTER OF THE HOA OF RECORD IN BOOK 6995, PAGE 646; EASEMENT OF RECORD IN BOOK7465, PAGE 715, BOOK 7465, PAGE 717 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved ( X ) property, known as 1105 Nutmeg Court, Brentwood, Tennessee 37027
(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.

BILL GARRETT, Davidson County
Trans:T20110048841 DEEDWARR
Recvd: 08/10/11 08:31 2 pgs
Fees:13.00 Taxes:1110.00
20110810-0061468

Witness my/our hand(s) this 29th day of July, 2011.

Frederick J. Osborne III

Jane McDougal Osborne

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Frederick J. Osborne III and Jane McDougal Osborne, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th day of July, 2011.

Notary Public

My Commission Expires: 5-2014

(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**RETURN TO:**
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903