BILL GARRETT, Davidson County
Trans: T20130015355 DEEDWARR
Recvd: 02/25/13 09:58 2 pgs
Fees: 13.00 Taxes: 25.90

20130225-0018387

THIS INSTRUMENT PREPARED BY:
Robert F. Spann, Attorney
1312 Sixth Avenue, North
Nashville, TN 37208

WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $7,000.00.

Affiant

Sworn to and subscribed before me this 20 day of Feb., 2013.

NOTARY PUBLIC

My Commission Expires: 7/7/2014

MAXINE Q. SIMS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

ADDRESS - NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NUMBER:
Johnny Burroughs, etux	same	08111023700
2409 Lloyd Avenue		
Nashville, TN 37218		

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **TRHI, LLC**, hereinafter called "Grantor", has bargained and sold, and by these presents does transfer and convey unto **Johnny Burroughs and wife, Linda Burroughs**, hereinafter called "Grantee", their heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

Being the northerly 33 1/3 feet of the southerly 66 2/3 feet of Lot No. 354 on the Map of D. T. McGavock Addition, as of record in Book 21, page 41, Register's Office for Davidson County, Tennessee

Said part of Lot No. 354 fronts 33 1/3 feet on the westerly side of 16th Avenue, North, and extends back between parallel lines 170 feet to an alley.

Being the same property conveyed to TRHI, LLC, by deed of record in Instrument No. 20120523-0044706, Register's Office for Davidson County, Tennessee.

This is property known as 1751 16th Avenue, North, Nashville, TN 37208.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, their heirs and assigns forever; and Grantor does covenant with the said Grantee 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 Grantor does further covenant and bind ourselves, our heirs, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, 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 hand this 20th day of February, 2013.

TRHI, LLC
By:

Antonio D. Tate
ANTONIO D. TATE
Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Antonio D. Tate, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Managing Member of TRHI, LLC, a limited liability company, and is authorized by the limited liability company to execute this instrument on behalf of the limited liability company, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Managing Member..

WITNESS my hand and seal, at Office this 20 day of Feb, 2013

ROBERT F. SPANN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 5-20-14