WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130066458 DEEDWARR
Recvd: 08/02/13 14:27 2 pgs
Fees:13.00 Taxes:1742.70
20130802-0081085

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $471,000.00.

Affiant

Subscribed and sworn to before me this 26 day of July, 2013

Notary Public
My Commission expires: 5/20/14
(Affix Seal)

PAUL - SO... STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Brian J. Thomas	New Owner	Part of 131-3-68
1824A Shackleford Road		
Nashville, TN 37215		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Owasso Development LLC, a Tennessee limited liability company**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Brian J. Thomas and Claire V. Thomas, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. A of The Plan of Shackleford Place, a Townhouse Planned Unit Development, as shown on Exhibit "B" of Shackleford Place, of record in Instrument Number 20120917-0084282; as amended in Instrument Number 20130612-0059706, and in Instrument Number 20130726-0077641, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being a portion of the property conveyed to Owasso Development LLC, a Tennessee limited liability company from Carolyn J. Hall, Trustee of the Hall Revocable Living Trust under agreement dated September 15, 1997, with full power to sell, mortgage or convey without the joinder of any beneficiary by Warranty Deed on August 29, 2012, of record in Instrument Number 20120904-0079626, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2013 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Instrument Number 20120917-0084282, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Instrument Number 20120917-0084282; amended in Instrument Number 20130612-0059706 and in Instrument Number 20130726-0077641, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1824A Shackleford Road, Nashville, TN 37215**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this June 27, 2013.

OWASSO DEVELOPMENT, LLC

By Ryan Talbert

STATE OF Tennessee

COUNTY OF Davidson

On this 26th day of July, 2013, before me, appeared Ryan Talbert, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the Authorized Agent of Owasso Development, LLC, and that the seal affixed to said instrument is the limited liability corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said limited liability corporation (or association) by authority of its Members (or Trustees) and said Owasso Development, LLC acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC My Commission Expires: 1-6-14

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY