WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is ~~$95,000.00~~ $93,500.00 Affiant Subscribed and sworn to before me, this the 29th day of August, 2013. Notary Public My commission expires: 1-11-17 (AFFIX SEAL)

STEPHANIE MCPEAKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON 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
Jonathan Loyd **Kathleen O'Sullivan**	New owner	**Map 106-13-0 Parcel 041-00**
2003 Rosemary Lane		
Nashville, TN 37210		

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,

Gary W. Durham and Larry S. Durham as sole Heirs at Law of William C. Durham

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

Jonathan Loyd and Kathleen O'Sullivan

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. 65, on the Plan of Woodycrest, Section One, of record in Book 1835, Page 25, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to William C. Durham and wife, Ruby A. Durham, by Deed from Charles L. Bilyeu and wife, Junanita R. Bilyeu, dated January 24, 1956, of record in Book 2491, Page 251, Register's Office for Davidson County, Tennessee. The said Ruby A. Durham having since died on January 6, 2000. The said William C. Durham having since died on August 27, 2011. Gary W. Durham and Larry S. Durham were determined to be the sole Heirs at Law by Affidavit of Heirship, of record in Instrument No. 20130923-0099631, said Register's Office.

THE herein described property is not now nor ever has been the principal place of residence of the grantors herein.

THE conveyance of the above described parcel of land is subject to the following:

1) The Plan of record in Book 1835, Page 25, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

2) Right to cut trees granted to Southern Bell Telephone and Telegraph Company of record in Book 1065, page 230, Register's Office for Davidson County, Tennessee.; and,

3) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (X) Unimproved ( ) property, known as **2003 Rosemary Lane, Nashville, TN 37210**

BILL GARRETT, Davidson County
Trans:T20130082029 DEEDWARR
Recvd: 09/23/13 09:59 2 pgs
Fees:13.00 Taxes:342.25
20130923-0099632

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 29th day of **August, 2013.**

Gary W. Durham, Heir at Law of William C. Durham

Larry S. Durham, Heir at Law of William C. Durham

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Gary W. Durham and Larry S. Durham,** 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 29th day of **August, 2013.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 2/13/17