199.85

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

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130082797 DEEDWARR
Recvd: 09/25/13 08:58 2 pgs
Fees:13.00 Taxes:186.85
20130925-0100581

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $50,500.00.

Johnny Burroughs
Affiant

Sworn to and subscribed before me this 22nd day of August, 2013.

Robert F. Spann
NOTARY PUBLIC

My Commission Expires: 5-20-14

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

ADDRESS - NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Torrey Demonbreun		
Candace Demonbreun	Same	Map 81-12
5063 Rawlings Road		Parcel 71
Joelton, TN 37080		

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, **Johnny Burroughs and wife, Linda Burroughs**, hereinafter called "Grantor", has bargained and sold, and by these presents does transfer and convey unto **Torrey Demonbreun and wife, Candace Demonbreun**, hereinafter called "Grantee", their heirs and assigns, forever, the following described property:

> Land in Davidson County, Tennessee, being Lot No. 215 on the Plan of McGavock, Wetmore and Others' First Addition to Nashville, called the Town of McGavock, of record in Book 21, page 23, Register's Office for Davidson County, Tennessee, described as follows:
>
> Beginning on the northeasterly margin of 10th Avenue, North, formerly Polk Street, at the corner of Lots 214, and 215; thence with the easterly margin of said Avenue, southerly 50 feet to the corner of Lots 215 and 218; thence easterly, with the line between two said lots, 150 feet to the westerly margin of an alley; thence with the westerly line of said alley, northwesterly 66 feet, 8 inches, more or less, to the corner of Lots 214 and 215; thence westerly with said line between said two lots, to the beginning.
>
> Being a part of the same property conveyed to Johnny Burroughs and wife, Linda Burroughs by deed from Dunlap Enterprises, Inc, of record in Instrument No. 20091027-0098796, Register's Office for Davidson County, Tennessee.
>
> This is property known as 1708 10th 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 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 22nd day of August, 2013.

Johnny Burroughs
JOHNNY BURROUGHS

Linda Burroughs by Johnny Burroughs attorney in fact
LINDA BURROUGHS

State of TENNESSEE)
County of DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Johnny Burroughs**, the Bargainer, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

ROBERT P. SLAVEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WITNESS my hand and official seal this 22nd day of August, 2013.

NOTARY PUBLIC

My Commission Expires: 5-20-14

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of August, 2013, before me personally appeared **Johnny Burroughs**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Linda Burroughs**, and acknowledged that such person executed the same as the free act and deed of **Linda Burroughs**.

ROBERT P. SLAVEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Witness my hand and official seal this 22nd day of August, 2013.

NOTARY PUBLIC

My Commission Expires 5-20-14.