File No. 20130246

WARRANTY DEED

RECORD AND RETURN TO:
SUMNER TITLE & ESCROW LLC
131 INDIAN LAKE BLVD #200
HENDERSONVILLE TN 37075

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-14-2015

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $62,500.00

Lori A Downs
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF JANUARY, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Boulevard, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lorri Downs	Lorri Downs	007-00-0-215.00
(NAME) 929 N. Taylor Avenue	(NAME) 929 N. Taylor Avenue	
(ADDRESS) Oak Park, IL 60302	(ADDRESS) Oak Park, IL 60302	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Anthony L. Usher and Sandra P. Usher, as trustees of the Anthony and Sandra Usher Family Trust, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lorri Downs, unmarried 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:

A certain tract or parcel of land located in the Second (2nd) Civil District of Davidson County, Tennessee, and more particularly described as follows:

TINNIN ROAD ESTATES - TRACT #7 - BEING located in the 2nd Civil District, Davidson County, Tennessee, on the west side of Tinnin Road, and being a portion of the property of record in Deed Book 11399, Page 110, Register's Office, Davidson County, Tennessee. See Tax Map 7, Parcel 078, Tax Assessor's Office, Davidson County, Tennessee, and more particularly described as follows:

BEGINNING at an iron rod in the west margin of Tinnin Road, same being the easternmost southeast corner of this tract and the northeast corner of Tract #6 of Tinnin Road Estates (5.47 acres as per survey of same date), also being 410.72 feet north of the northeast corner of Clarence Ashburn as you measure along said margin; thence leaving road with line of said Tract #6 South 86 degrees 43 minutes 11 seconds West 1008.85 feet to an iron rod; thence South 05 degrees 22 minutes 18 seconds West 586.41 feet to an iron rod; thence with line of Wilbur Thomas Oldham and Gary R. Carnahan North 81 degrees 54 minutes 26 seconds West 259.56 feet to an iron rod; thence with line of Fred B. Carnahan, Jr., North 82 degrees 15 minutes 32 seconds West 67.76 feet to an iron rod; thence with line of Tract #4 of Tinnin Road Estates (5.01 acres as per survey of same date) North 05 degrees 22 minutes 18 seconds East 551.88 feet to an iron rod; thence with line of Tract #10 of Tinnin Road Estates (5.01 acres as per survey of same date) North 86 degrees 43 minutes 11 seconds East 292.94 feet to an iron rod; thence with line of Tract #8 of Tinnin Road Estates (5.01 acres as per survey of same date) North 86 degrees 43 minutes 11 seconds East 1037.05 feet to an iron rod in the west margin of Tinnin Road; thence wth said margin along a curve proceeding counter-clockwise, having a deflection angle of 01 degree 46 minutes 43 seconds, a radius of 979.93 feet, a tangent length of 15.21 feet, and a chord of South 12 degrees 47 minutes 29 seconds East 30.42 feet; thencealong said curve an arc length of 30.42 feet to the point of beginning containing 5.08 acres more or less by survey by Carroll Dean Carman, Registered Land Surveyor, Tennessee Number 910, address 150 Middle Fork Road, Hartsville, Tennessee 37074, dated June 6, 2001.

BILL GARRETT, Davidson County
Trans:T20140005910 DEEDWARR
Recvd: 01/27/14 10:11 2 pgs
Fees:13.00 Taxes:231.25

20140127-0007132

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BEING the same property conveyed to Anthony L. Usher and Sandra P. Usher, Trustees of the Anthony & Sandra Usher Family Trust by Warranty Deed from Wilma M. Massey dated 10/3/06 and recorded 10/9/06 in Instrument Number 20061009-0125201, Register's Office for Davidson County, Tennessee.

Subject to Restrictive Covenants of record in Instrument Number 20010731-0081104, Register's Office for Davidson County, Tennessee.

Subject to any and all easements of record, Register's Office, Davidson County, Tennessee.

The legal description contained herein is the same as in the previous deed of record.

unimproved ☒

This is improved ☐ property, known as 2101 Tinnin Road, Goodlettsville, TN 37072

(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 GRANTEES, their heirs and assigns forever; and we do covenant with 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 our hands this 16th day of January, 2014.

Trustee

Anthony L. Usher, Trustee of the Anthony and Sandra Usher Family Trust

Sandra P. Usher, trustee

Sandra P. Usher, Trustee of the Anthony and Sandra Usher Family Trust

STATE OF CALIFORNIA

COUNTY OF ORANGE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Anthony L. Usher and Sandra P. Usher, as trustees of the Anthony and Sandra Usher Family Trust the bargainor(s), 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 this 16th day of January, 2014.

Commission expires: Aug. 15, 2015

Notary Public

THAI-HOA NGOC PHAN
Commission # 1948397
Notary Public - California
Orange County
My Comm. Expires Aug 15, 2015