WARRANTY DEED

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

BOX 10-A

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$685,000.00~~

Affiant

Subscribed and sworn to before me, this 17th day of April, 2014.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Veruschka Halligan	SAME	104-13-0
(NAME)	(NAME)	(MAP)
212 Cantrell Avenue		015.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Christopher J. Ozburn and wife, Natalie M. Ozburn**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Veruschka Halligan, married**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 11 on the Map of Bransford Realty Co's. Subdivision of Lots No. 8-10-11-12 & part of 9 in Block E, and Lots No. 6-7-9-10-11-12-13-14-15-16-17-18-19 and part of 8 in Block F, and Lots No. 6-7-8-9-10-11-12-13-14-15-16-17-18-19-20-21-22-23 in Block G, in Whitland Realty Co's. Subdivision, of record in Book 547, Page 53, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Christopher J. Ozburn and wife, Natalie M. Ozburn by Warranty Deed from AJ Reid Finlayson and wife, Diana T. Finlayson, of record in Instrument No. 20070927-0115529 Register's Office for Davidson County, Tennessee, dated September 25, 2007 and recorded on September 27, 2007.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 212 Cantrell Avenue, Nashville, Tennessee 37205

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.

BILL GARRETT, Davidson County
Trans:T20140026567 DEEDWARR
Recvd: 04/21/14 10:19 2 pgs
Fees:13.00 Taxes:2534.50
20140421-0032754

Witness my/our hand(s) this 17th day of April, 2014.

Christopher J. Ozburn

Natalie M. Ozburn

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Christopher J. Ozburn; Natalie M. Ozburn with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 17th day of April, 2014.

Notary Public

My Commission Expires: 7/6/2015

John M. Wells
State of Tennessee Notary Public
Davidson County