Davidson County DEEDWARR
Recvd: 12/02/14 13:40 3 pgs
Fees:18.00 Taxes:714.10
20141202-0110477

THIS INSTRUMENT PREPARED BY:
CATHERINE H. GWYN
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 THIRD AVENUE SOUTH
SUITE 1700
NASHVILLE, TENNESSEE 37201
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $193,000.00.

Lee Ann Maloney
Affiant

Subscribed and sworn to before me, this 26th day of November, 2014.

Notary Public

My Commission Expires: 11-6-17

JENNIFER R. PIERCE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Jillian L. Olsson	First State Bank	072-13-0-288.00
899 Douglas Avenue	480 Oil Well Rd, 2nd Floor	
Nashville, TN 37206	Jackson, TN 38305	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CLAIRE L. BURNS, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **JILLIAN L. OLSSON, a single woman**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 37 on the Plan of Revised Subdivision Plat of a Part of L.M. Ezell's 12.11 Acre Tract of the Talbot Land, of record in Plat Book 1130, Page 5, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Claire L. Burns, unmarried, by deed from Cary Mitchell, Jr. and wife, Rachel Moss, of record as Instrument No. 20071129-0138434, dated November 16, 2007, said Register's Office.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2014 taxes which have been paid by Grantor. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay future taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Plat Book 1130, page 5, said Register's Office.

This is improved property known as: **899 Douglas Avenue, Nashville, TN 37206.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever; and Grantor covenants with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 26th day of November, 2014.

Claire L. Burns by Leon C. Burns, Jr.

Claire L. Burns, by Leon C. Burns, Jr., Attorney-in-Fact, pursuant to Power of Attorney of record in Instrument No. 20141202-0110476, RODCT.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, Leon C. Burns, Jr., to me known, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument on behalf of Claire L. Burns and who acknowledged that he executed the same as the free act and deed of the said Claire L. Burns.

Witness my hand and official seal this 26 day of November, 2014.

Wesley D. Turner

Notary Public

My Commission Expires:

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 2, 2018

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Carl E. Dunphy, II, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 1-6-2015

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE