STATE OF TENNESSEE COUNTY OF DAVIDSON	The actual consideration or value whichever is greater, for this transfer is $90,000.00
Subscribed and sworn before me, this the _____day of March 2015. My Commission expires:_____ (Affix Seal)	_____ Affiant _____ Notary Public

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY: **ROBERT GREENE, ATTORNEY**	
208 Third Avenue North, Suite 500, Nashville, Tennessee 37201	
ADDRESS OF NEW OWNER: Candace Demonbreun, et.ux.	SEND TAX BILLS TO Same
(Name) 2023 Clarksville Pike	(Name)
(Street Address) Nashville, TN 37208	(Street Address)
(City) (State) (Zip Code)	(City) (State) (Zip Code)
MAP AND PARCEL NO. 81-6-381	FIELD BOOK NO.

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 RECIEPT OF WHICH IS HEREBY ACKNOWLEDGED, **JOHNNY BURROUGHS AND WIFE LINDA BURROUGHS, HEREINAFTER CALLED GRANTORS HAVE BARAGAINED AND SOLD , AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO CANDACE DEMONBREUN, HEREINAFTER CALLED GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

Being Lot No. 1, 2 and 3 on the plan of W.B. Street's Addition of record in Book 161, page 97, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 1 fronts 65 feet on the easterly side of Bond Street, and runs back between parallel lines with the southerly margin of McDaniel formerly "C" Street, 150 feet to an alley.

Said Lot Nos. 2 and 3 front 50 feet each on the easterly side of Bond Street, and run back between parallel lines 150 feet to an alley.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE is the following described property conveyed to R.H. Lamb and wife, Maggie D. Lamb by deed from H.H. Hall and wife, Jennie Hall of record in Book 1717, page 91, said Register's Office and as described as follows:

Being parts of Lot Nos. 1 and 2 on the Plan of W.B. Street's Subdivision of the Nichol Property, as of record in Book 161, page 97, said Register's Office, described together according to a survey made by Watkins and Murray, Surveyors, 3/12/47, as follows:

BILL GARRETT, Davidson County
Trans:T20150026651 DEEDWARR
Recvd: 04/09/15 14:02 3 pgs
Fees:18.00 Taxes:333.00
20150409-0031391

Beginning at an iron pin, the northeast corner of U.S. Highway #41 or State Highway #12 and Bond Street; thence with the northeasterly margin of said Highway, South 56 deg, 50' East 185.4feet to an iron pin on the westerly margin of an alley; thence with said alley, northwardly 104 feet to an iron pin on the southerly margin of McDaniel Street, thence with said Street, North 87 deg.55'west 150 feet to an iron pin on the easterly margin of Bond Street; thence with said Street, South 3 deg. East 7 feet to the beginning.

Being the same property conveyed to JOHNNY BURROUGHS AND WIFE LINDA BURROUGHS a married couple by Deed from Woodbine Community Organization (WCO), a Tennessee Non Profit Corporation of record as Instrument No. 20130318-0026651 aid Register's Office.

THIS IS IMPROVED PROPERTY KNOWN AS 2023 CLARKSVILLE PIKE, Nashville, Tennessee 37208.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever; and we do covenant with the said GRANTEE 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 GRANTEE, his 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 March 2015.

JOHNNY BURROUGHS

LINDA BURROUGHS

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is ~~greater~~ for this transfer is
$ 90,000.00
, Affiant
Subscribed and sworn before me this the
9th Day of April, 2015.
, Deputy Register

STATE OF TENNESSEE)
County of Davidson)

Personally appeared before me the undersigned authority, a Notary Public in and for said County and State, the within named Johnny Burroughs the bargainor(s), 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.

Witness my hand and official seal at office this 16th day of March 2015.

My Commission expires: 1/9/18

Notary Public

ROBERT GREENE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 9, 2018

STATE OF TENNESSEE)
County of Davidson)

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

Witness my hand and official seal at office this 16th day of March 2015.

My Commission expires: 1/9/18

Notary Public

ROBERT GREENE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 9, 2018