WARRANTY DEED

File #15655

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF AUGUST, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
7101 Sharondale Court, Suite 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael O'Bryant	US Bank National Association	-095-12-0-060.00
(NAME)	(NAME)	
308 Lorna Drive	3151 Highland Pointe Dr.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Owensboro, KY 42303	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **Guy E. Burroughs and wife, Christine M. Burroughs, Co-Trustees of the Revocable Trust dated July 6, 2012,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael O'Bryant and wife, Mary E. Hock O'Bryant,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 164 on the Plan of Woodberry Park of record in Plat Book 2133, Page (s) 117 through 119, inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Guy E. Burroughs and Christine M. Burroughs, as Co-Trustees of the Revocable Trust Dated July 6, 2012 by Warranty deed from Jack Wagner and Marilyn Wagner of record in Instrument No. 20130425-0010959 Register's Office for Davidson County, Tennessee, dated April 15, 2013 and recorded on April 25, 2013.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

unimproved ☐
This is improved ☒ property, known as 308 Lorna Drive, Nashville, TN 37214
(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.

BILL GARRETT, Davidson County
Trans:T20150067063 DEEDWARR
Recvd: 08/12/15 10:39 2 pgs
Fees:13.00 Taxes:740.00
20150812-0080644

Witness my hand this 7th day of August, 2015.

Guy E. Burroughs and Christine M. Burroughs, as Co-Trustees of the Revocable Trust dated July 6, 2012

BY: _____

Guy E. Burroughs, Co-Trustee

BY: _____

Christine M. Burroughs, Co-Trustee

STATE OF OHIO)
COUNTY OF WARREN)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Guy E. Burroughs and Christine M. Burroughs**, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the **Co-Trustees of the Revocable Trust dated July 6, 2012**, and is authorized by the trust document to execute this instrument on its behalf.

This the 7th day of August, 2015.

My Commission Expires: 5-20-20

Dorothy R Clawson

Notary Public

NOTARIAL SEAL STATE OF OHIO

DOROTHY R. CLAWSON
Notary Public, State of Ohio
My Commission Expires 5-20-20