WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170043984 DEEDWARR
Recvd: 05/24/17 09:18 2 pgs
Fees:13.00 Taxes:2516.00
20170524-0051442

G-BR-17-914

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $680,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF MAY, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Daniel B. Ozburn and Genia H. Ozburn	**New Owner**	
(NAME)	(NAME)	**105-09-4D-001.00-CO**
6507 Murray Lane		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, **BRYAN A. CHANCE, MARRIED AND RANDY E. CHANCE, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DANIEL B. OZBURN AND GENIA H. OZBURN, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. A, of 914A Acklen Avenue Townhomes, a Horizontal Property Regime with Private Elements, as shown in the Declaration of Covenants, Conditions and Restrictions for 914A Acklen Avenue Townhomes, of record in Instrument No. 20151008-0102554, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Bryan A. Chance and Randy E. Chance by Quitclaim deed from Dowd Development & Design, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20151211-0124831 Register's Office for Davidson County, Tennessee, dated December 11, 2015 and recorded on December 11, 2015. Being a portion of the same property conveyed to Dowd Development & Design, LLC by Warranty deed from Tom A. Fuqua of record in Instrument No. 20151116-0115904 Register's Office for Davidson County, Tennessee, dated November 12, 2015 and recorded on November 16, 2015.

The above referenced property was investment property and has never been the principal marital residence for either of the Grantors.

This conveyance is subject to:
- Taxes for the year 2017 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 95 and Plat Book 4715, Page 34, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 2015108-0102554, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20151015-0104931, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4266, Page 207, in the Register's Office for Davidson County, Tennessee.
- Restrictions as set forth in Section C of the Urban Renewal Plan for Edgehill Urban Renewal Project, Tenn. R-69 of record in Book 4220, Page 723, in the Register's Office for Davidson County, Tennessee. Certificate of Compliance of record in Book 4319, page 254, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **914 A Acklen Avenue , Nashville, Tennessee 37203-5410**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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 my/our hand(s) this the 17th DAY OF MAY, 2017.

Bryan A. Chance

Randy E. Chance by Bryan A. Chance, Attorney in Fact

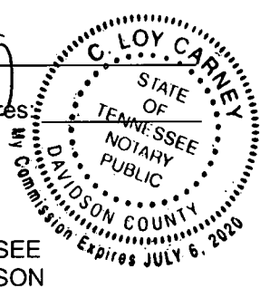
ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 17th of May, 2017.

Notary Public
My Commission Expires:
(SEAL)

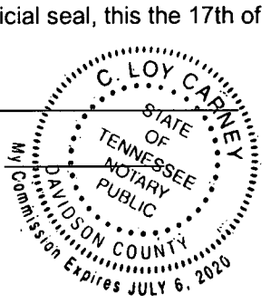


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Bryan Chance, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of RANDY E. CHANCE, and who acknowledged he/she/they executed the same as the free act and deed of the said RANDY E. CHANCE.

Witness my hand and official seal, this the 17th of May, 2017.

Notary Public
My Commission Expires:
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212