# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF FEBRUARY, 2005.

Notary Public

MY COMMISSION EXPIRES: 1-23-06

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 02/17/05 10:44 2 pg
Fees:13.00 Taxes:391.83

20050217-0018112

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Joshua L. Orman | Mortgage Investors Group | Parcel 68<br>Map 65-13 |
| (NAME)<br>4856 Shshone Drive | (NAME)<br>1321 Murfreesboro Road | |
| (ADDRESS)<br>Old Hickory, TN 37138 | (ADDRESS)<br>Nashville, Tennessee 37217 | |
| (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, WE,

**Jerry R. Alley and wife, Martha J. Alley**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Joshua L. Orman, unmarried, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN** Davidson **COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:**

BEING Lot No. 497, Section 5, Sherwood Forest Subdivision, as shown by plat of record in Plat Book 4660, Page 190, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Jerry R. Alley and wife, Martha J. Alley, by Deed from Johnson Homes, Inc., dated February 11, 1981, filed for record on February 24, 1981, in Deed Book 5713, Page 484, Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Deed Book 4990, Page 72, Register's Office of said County

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 4856 Shshone Drive, Old Hickory, TN 37138
(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.

Witness my/our hand(s) this 4th day of February, 2005.

Jerry R. Alley

Martha J. Alley

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Jerry R. Alley and wife, Martha J. Alley, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 5th day of February, 2005.

Commission expires:

Notary Public




**File Number: 250100808**

**RETURN TO:**

Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122