WARRANTY DEED	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,000.00
Davidson County DEEDWARR Recvd: 03/01/07 10:51 2 pgs Fees:13.00 Taxes:436.60 20070301-0025306	Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS THE **28th** DAY OF **February, 2007** Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

WARRANTY DEED

This Instrument Prepared By:

Commerce Union Title, LLC

5200 Maryland Way Suite 110, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amanda Runnels	**SunTrust Mortgage, Inc.**	**071-11-0-171.00**
(NAME) **310 Pullen Avenue**	(NAME) **401 4th Ave., North, 7th Floor**	
(ADDRESS) **Nashville,TN 37207**	(ADDRESS) **Nashville, TN 37219**	
(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, **Laura L. Orona,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Amanda Runnels,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF **TN**, DESCRIBED AS FOLLOWS, TO-WIT:

SITUATED IN DAVIDSON COUNTY, TENNESSEE, SAID REAL PROPERTY BEING THE WEST HALF OF LOT NO. 53 ON THE PLAN OF TRINITY HEIGHTS ADDITION TO NASHVILLE OF RECORD IN BOOK 161, PAGE 38, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID WESTERN HALF OF LOT NO. 53 FRONTS FIFTY (50) FEET ON THE SOUTH SIDE OF PULLEN AVENUE AND RUNS BACK BETWEEN PARALLEL LINES ONE HUNDRED FIFTY (150) FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO LAURA L. ORANA, UNMARRIED BY WARRANTY DEED FROM JACK SANDERS DOUGLAS, A SINGLE MAN, RECORDED ON THE 29TH DAY OF SEPTEMBER, 2006 IN INSTRUMENT NO. 20060929-0120695, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **310 Pullen Avenue, Nashville, TN 37207**
(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.

IN WITNESS WHEREOF, this instrument has been executed on this the **28th** day of **February, 2007**.

Laura L. Orona

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary in and for said County and State, personally appeared the within named **Laura L. Orona**, who I am acquainted, or proved on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at Hendersonville, Tennessee, this 2/28/2007.

NOTARY

MY COMMISSION EXPIRES: