BILL GARRETT, Davidson County
Trans:T20090083961 DEEDWARR
Recvd: 12/14/09 10:13 2 pgs
Fees:13.00 Taxes:314.50
20091214-0113598

Prepared by:
Sunrise Title Services, LLC
2602 Merchants Walk
Murfreesboro, TN 37128

Information contained herein furnished by the Grantor.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value whichever is greater for this transfer is $ 85,000.00

Affiant

Subscribed and sworn to before me this 8th day of Dec., 2009.

Notary Public
My Commission Expires: 3-14-2012

MAUREEN A. STATE OF TENNESSEE NOTARY PUBLIC BEDFORD COUNTY

****

Address of New Owner:
Jimmy Orr
309 Max Court
Antioch, TN 37013

Tax Information: 148-060-150.00 -
Michele L. Johnson - Lender
351 Hobson Pike
Hermitage, TN 37076

****

WARRANTY DEED

****

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, I, Michele L. Johnson, Unmarried, Grantor, does hereby convey unto Jimmy Orr, Unmarried, hereinafter called the Grantee, his successors and assigns, a certain tract or parcel of land, lying and being in Davidson County, Tennessee, described as follows, to wit:

Being Lot No. 23-A, Zone Lot Division of Lot 18 & 21 through 30, Section Four, on the Plan of Bakertown Gardens, as of record in Plat Book 6250, page 747, Amending Plat Book 6200, Page 350, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Michele Johnson from Robert M. Glock and wife, Mitzi Glock by Warranty Deed on 12-14-1999, and filed for record on 12-15-1999 in Instrument # 199912150303460, Register's Office, Davidson County, Tennessee.

This is improved property known as 309 Max Court, Antioch, TN 37013.

Subject to any and all zoning regulations, building restrictions and setback lines if any and and any and all easements for public utilities.

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, Their heirs and assigns forever, and does covenant with the said GRANTEE that I have 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 do(es) further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, his/her/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 hands this December 8th, 2009.

MICHELE L. JOHNSON

Personally appeared before me, the undersigned Notary Public in and for said State and County, the within named Michele L. Johnson with whom I am personally acquainted and/or proved to me on the basis of satisfactory evidence, and who acknowledged she executed the within instrument for the purposes therein contained.

WITNESS my hand this 8th day of December 2009.

Notary Public

My Commission Expires: 3-14-2013

MAUREEN H. POOLE
STATE OF TENNESSEE NOTARY PUBLIC
BEDFORD COUNTY