File No. 210090195

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100061206 DEEDWARR
Recvd: 09/29/10 08:35 2 pgs
Fees:13.00 Taxes:2073.73
20100929-0077333

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $560,467.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF SEPTEMBER, 2010.

Notary Public

MY COMMISSION EXPIRES: 11/21/10

(AFFIX SEAL)

Kate Rosenthal
State of Tennessee
Notary Public
County of Sumner

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John S. Orr Jr.	Franklin American Mortgage Company	09115031300
(NAME) 4808 Dakota Avenue	(NAME) 501 Corporate Centre Drive, Ste 400	
(ADDRESS) Nashville, TN 37209	(ADDRESS) Franklin, TN 37067	
(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 considerations, the receipt of which is hereby acknowledged, **I, Jason Bockman, married**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **John S. Orr Jr. and wife, Melissa B. Orr**, hereinafter called the grantee(s), Their 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. 709 of Block No. 32, on the plan of Charlotte Park Company's First Addition to Nashville, as of record in Plat Book 57, Page 103, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to James M. Brazzell and wife, Vita Ola Brazzell by deed dated August 31, 1978 from George Henry Buquo, unmarried of record in Book 5348, Page 975, Register's Office for said County. Vita Ola Brazzell having since deceased. Said property being the same property further conveyed to Jeff C. Estepp by deed dated March 4, 2010 from James M. Brazzell, unmarried of record in Instrument No. 20100308-0017526, Register's Office for said County. Said property being the same property further conveyed to Jason Bockman by Deed dated April 20, 2010 from Jeff C. Estepp of record in Instrument No. 20100426-0031542, Register's Office for said County.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 206-2-307 or other similar statute.

This conveyance is subject to: (1) Taxes for the year 2010 and subsequent years, a lien, not yet due and payable; (2) Subject to all matters as set forth on the plat of record in Plat Book 57, Page 103; (3) Restrictive Covenants of record in Instrument No. 201006230049100, Register's Office of said County.

This conveyance is further 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 4808 Dakota Avenue, Nashville, TN 37209
(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 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 hands this 24th day of September, 2010.

Jason Bockman

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Jason Bockman the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described herein, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand at office this 17th day of September, 2010.

Commission expires:

6-5-12

KIMIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

Notary Public

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RETURN TO:
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122