BILL GARRETT, Davidson County
Trans:T20110010643 DEEDWARR
Recvd: 02/22/11 10:38 2 pgs
Fees:13.00 Taxes:436.60
20110222-0014381

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 14th DAY OF February 2011.

Notary Public

MY COMMISSION EXPIRES: 8-23-2011

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JESSICA N. ORVIS	Franklin American Mortgage Co.	**094-05-0-094.00**
(NAME) **910 SOUTH 14TH STREET**	(NAME) 501 Corporate Centre Dr. #400	
(ADDRESS) **NASHVILLE, TN 37206**	(ADDRESS) Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **DAVID LAKEY AND WIFE, SARAH LAKEY,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JESSICA N. ORVIS,** unmarried, HEREINAFTER CALLED THE GRANTEE, HER 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. 75 on the map of Shelby Heights, Section One, revised, as of record in Plat Book 2330, page 171, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to David Lakey and wife, Sarah Lakey from Eric Sox, married, by deed dated May 14, 2010 of record in Instrument No. 20100517-0037881, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters as set forth in the Plan of record in Plat Book 2330, page 171, said Register's Office and any and all other easements, conditions and restrictions of record in the Register's Office for Davidson County, Tennessee.

See Limited Powers of Attorney for David Lakey and for Sarah Lakey being recorded simultaneously herewith of record in Instrument No. 20110222-0014379 and Instrument No. 20110222-0014380, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as 910 SOUTH 14TH STREET, NASHVILLE, TN 37206
(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 our hands this 14th day of February, 2011.

David Lakey
by Virginia Pitts, atty-in-fact
DAVID LAKEY
By: Virginia Pitts, Attorney in Fact
for David Lakey

Sarah Lakey
by Virginia Pitts, atty-in-fact
SARAH LAKEY
By: Virginia Pitts, Attorney in Fact
for Sarah Lakey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of February, 2011, before me personally **Virginia Pitts, Attorney-in-Fact for David Lakey**, 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 David Lakey, and who acknowledged that she executed the same as the free act and deed of David Lakey.

Witness my hand and official seal at office this 14th day of February 2011.

My commission expires: **AUGUST 23, 2011**

STATE OF TENNESSEE NOTARY PUBLIC DEBORAH J. COHEN DAVIDSON COUNTY, TN

Deborah J. Cohen
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of February, 2011, before me personally appeared **Virginia Pitts, Attorney-in-Fact for Sarah Lakey**, 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 Sarah Lakey, and who acknowledged that she executed the same as the free act and deed of Sarah Lakey.

Witness my hand and official seal at office this 14th day of February, 2011.

My commission expires: **AUGUST 23, 2011**

STATE OF TENNESSEE NOTARY PUBLIC DEBORAH J. COHEN DAVIDSON COUNTY, TN

Deborah J. Cohen
Notary Public