BILL GARRETT, Davidson County
Trans:T20110042167 DEEDWARR
Recvd: 07/13/11 12:01 2 pgs
Fees:13.00 Taxes:964.37

20110713-0053588

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,641.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of July, 2011.

Notary Public

MY COMMISSION EXPIRES: 7/16/13

(AFFIX SEAL)

WILLIAMSON COUNTY NOTARY PUBLIC TENNESSEE OF STATE

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Angelo Sean Orlando	Angelo Sean Orlando	155120B01200
(NAME)	(NAME)	
621 Collins Crest Court	621 Collins Crest Court	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37221	
(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, **Norfolk Homes of Nashville, Inc., a Michigan corporation**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Angelo Sean Orlando and Laura L. Orlando, husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or 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 all of Lot No. 12, on the plan of Collins Crest Subdivision, of record in Instrument No. 20060105-0001456, Register's Office for 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 NORFOLK HOMES OF NASHVILLE INC., A MICHIGAN CORPORATION by Deed from FRENCH RIVER DEVELOPMENT COMPANY LLC, A TENNESSEE LIMITED LIABILITY COMPANY, dated 03/31/2011 and filed for record on 04/06/2011 in Instrument No. 20110406-0026578, Register's Office for DAVIDSON County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

County of DAVIDSON taxes for the year 2011 and subsequent years, a lien not yet ascertainable, due or payable.
All matters as set forth per Plat Book 6900, Page 339-347, Instrument No. 20060105-0001456, said Register's Office.
Declaration of Covenants, Conditions, Restrictions and By-laws of record in Instrument No. 20051003-0118153, said Register's Office.
Storm water Detention Agreement of record in Instrument No. 20040519-0058726, said Register's Office.
Charter of record in Instrument No. 20051003-0118152, said Register's Office.
Quitclaim Deed to The Homeowner's Association of record in Instrument No. 20060920-0116486, said Register's Office.

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 621 Collins Crest Court, Nashville, TN 37221
(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/or 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/or 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 hand this 8th day of July, 2011.

NORFOLK HOMES OF NASHVILLE, INC.

Ryan Finley
Authorized Agent

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Ryan Finley with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Authorized Agent of Norfolk Homes of Nashville, Inc., a Michigan corporation and that he as such Authorized Agent executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by himself as Authorized Agent.

WITNESS my hand and seal this 8th day of July, 2011.

Notary Public
My Commission Expires: 11/10/13

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027