WARRANTY DEED

Prepared from information furnished by the Grantees/Grantors herein, No examination of the Public records in the Register's Office for the aforesaid County has been made so determine the ownership or status of title

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of August, 2011.

Notary Public

MY COMMISSION EXPIRES: 9.2.2013

(AFFIX SEAL)

STACEY THOMPHOUR STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James C. Orange Jr.	Same	06413005100
(NAME)	(NAME)	
443 Willow Creek Cove NE		
(ADDRESS)	(ADDRESS)	
Cleveland, TN 37323		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20110053485 DEEDWARR
Recvd: 08/30/11 11:08 2 pgs
Fees:13.00 Taxes:499.50
20110830-0067088

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, we, **James C. Orange and wife, Mary Taylor Orange**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **James C. Orange Jr.**, 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:

Tract 1: Land in Davidson County, Tennessee being Lot No. 45 of Block 3 on the Plan of Berryville, which is of record in Plat Book 421, Page 117, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Tract 2: Lot No. 46, situated in the Berryville Addition and which originally was sold by Dr. Bryan and wife, Mrs. Emma Bryan to W. T. Tomlinson who conveyed the same to J. B. Carver and wife, Mrs. M. L. E. Carver, a deed to which was registered in the Register's Office in Davidson County, Tennessee in Book 543, Page 171, and which property was subsequently decreed to Mrs. M. L. E. Carver by the Second Chancery Court of Nashville, Davidson County, Tennessee on the 19th day of October, 1929 to which reference is here made, for more perfect description.

Being part of the same property conveyed to James C. Orange and wife, Mary Taylor Orange, life estate to Willie May Orange by Deed from Willie May Orange, a widow, dated 11/12/1980 and filed for record on 11/12/1980 in Book 5677, Page 126, Register's Office for Davidson County, Tennessee.

Tract 3: Land in Davidson County, Tennessee being Lot No. 47 of Block 3 on the Plan of Berryville, of record in Plat Book 421, Page 117, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being part of the same property conveyed to James C. Orange and wife, Mary Taylor Orange, life estate to Willie May Orange by Deed from Willie May Orange, a widow, dated 11/12/1980 and filed for record on 11/12/1980 in Book 5677, Page 126, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 421, Page 117, said Register's Office.

For informational purposes only the mailing address for this property is 4330 Woods Street, Old Hickory, TN 37138.

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 4326/4328 Woods Street, Old Hickory, TN 37138
(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 our hands this 26th day of August, 2011.

James C. Orange by Mary Taylor Orange, his attorney in fact

James C. Orange by Mary Taylor Orange
his attorney-in-fact

Mary Taylor Orange

Mary Taylor Orange

State of Tennessee
County of Wilson

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Mary Taylor Orange, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of James C. Orange, and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument No. 20110830006 7087, Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 26th day of August, 2011

Notary Public
My Commission Expires: 9.2.2013

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

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 Mary Taylor Orange, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 26th day of August, 2011.

Notary Public My Commission Expires: 9.2.2013

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

File No.: 01288-4184
SMG TN Warranty Deed

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122