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BILL GARRETT, Davidson County
Trans:T20110057528 DEEDWARR
Recvd: 09/16/11 08:54 2 pgs
Fees:13.00 Taxes:225.70
20110916-0071889

WARRANTY DEED

THERESA L SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 5, 2014

STATE OF TENENSSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $61,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF SEPTEMBER, 2011.

Notary Public

MY COMMISSION EXPIRES: 11/5/2014
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd., Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
HBH Cousins, LLC.	**HBH Cousins, LLC.**	**119-06-0-149.00**
(NAME) **913 Clayton Avenue**	(NAME) **913 Clayton Avenue**	
(ADDRESS) **Nashville, TN 37204**	(ADDRESS) **Nashville, TN 37204**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **John T. Orman, surviving heir at law of Barbara K. Orman**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HBH Cousins, LLC.**, HEREINAFTER CALLED THE GRANTEES, 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. 74 on the Map of Sterling Heights, Section Three, as of record in Book 1424, page 113, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Barbara K. Orman, unmarried by deed dated May 19, 1997 from Terry W. Weatherly, married of record in Book 10462, Page 203, Register's Office for Davidson County, Tennessee. The said Barbara K. Orman died intestate on November 19, 2007 survived by her father, John T. Orman. See Affidavit of Heirship of record in Instrument No. 20110426-0031981.

unimproved ☒

This is improved ☐ property, known as **63 Peachtree Street, Nashville, TN 37210**
(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 my hand this 15th day of **September, 2011.**

John T. Orman

STATE OF TENENSSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared **John T. Orman** with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument for the purpose therein contained, and that he executed the same as his free act and deed.

Witness my hand and official seal at **Nashville**, Tennessee this 15th day of September, 2011.

Commission expires: May 6, 2013

I. Dyke Tatum Notary Public

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN