WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF October, 2011.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

G-CBB-11-417

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kathleen A. Ort	new owner (NAME)	
417 Carl Miller Drive (ADDRESS)	(ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	173-1-59.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we CHRIS A. INMAN, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KATHLEEN A. ORT, unmarried, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 359, MONTE CARLO ESTATES, SECTION 1, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 4675, PAGE 68, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO CHRIS A. INMAN BY WARRANTY DEED FROM ELIZABETH IRENE CHRISTIAN, RECORDED ON THE 30TH DAY OF JULY, 1987 IN DEED BOOK 7310, PAGE 727, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INLCUDING THOSE IN PLAT BOOK 4675, PAGE 68, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

GRANTOR'S SPOUSE DOES NOT JOIN IN THIS CONVEYANCE DUE TO THE PROPERTY NEVER HAVING BEEN THEIR MARITAL RESIDENCE; PROPERTY USED FOR INVESTMENT PURPOSES ONLY.

unimproved ( )
This is improved (X) property, known as 417 Carl Miller Drive, Antioch, Tennessee 37013
(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.

BILL GARRETT, Davidson County
Trans:T20110069846 DEEDWARR
Recvd: 11/04/11 15:12 2 pgs
Fees:13.00 Taxes:277.50
20111104-0086555

Witness my/our hand(s) this 21st day of October, 2011.

Chris A. Inman

Chris A. Inman

STATE OF TEXAS
COUNTY OF FORT BEND

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Chris A. Inman, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21 day of October, 2011.

Irene Lopez
Notary Public

My Commission Expires: 08/08/2012

(SEAL)

IRENE LOPEZ
Notary Public
STATE OF TEXAS
My Comm. Exp. 08-08-12

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903