BILL GARRETT, Davidson County
Trans:T20120037190 DEEDWARR
Recvd: 05/21/12 13:32 2 pgs
Fees:13.00 Taxes:2035.00
20120521-0043862

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $550,000.00.

Affiant

Subscribed and sworn to before me, this 18th day of May, 2012.

Notary Public

My Commission Expires: MY COMMISSION EXPIRES: March 3, 2015

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:

Jack W. Robinson, Jr.
Gullett, Sanford, Robinson & Martin, PLLC
150 Third Avenue South – Suite 1700
Nashville, Tennessee 37201
(615) 244-4994

Address New Owners As Follows:	**Send Tax Bills To:**	**Map-Parcel Numbers:**
Donald Seitz and wife, Maureen Seitz 900 20th Avenue South – #614 Nashville, Tennessee 37212	SAME	Map 104-12 Parcel 50

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **FRANK H. ORR III AND H. EDWARD HOUK, JR.**, hereinafter together called the Grantor, have bargained and sold, and by these presents transfer and convey unto **DONALD SEITZ AND WIFE, MAUREEN SEITZ**, hereinafter together called the Grantee, their heirs and assigns, certain land in Davidson County, Tennessee, described as follows:

Being Lot No. 6 in the Subdivision of the Burch Homestead Tract, a plan of which is of record in Book 57, Page 149, Register's Office for Davidson County, Tennessee.

Said Lot No. 6 fronts 50 feet on the westerly side of the Hillsboro Turnpike or 21st Avenue South and runs back between parallel lines 160 feet, more or less, to an alley, and running back with the northerly margin of an alley.

Being the same property conveyed to Frank H. Orr III and H. Edward Houk, Jr., as tenants in common, by deed from Hillsboro Road Investments, a limited partnership, of record in Book 5628, Page 573, Register's Office for Davidson County, Tennessee.

This is improved property known as 1905 21st Avenue, Nashville, Tennessee 37212. The above legal description above is the same legal description contained in the previous deed of record.

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This conveyance is also made subject to: (a) all matters shown on the plan of the Subdivision of the Burch Homestead Tract, of record in Book 57, Page 149, Register's Office for Davidson County, Tennessee; and (b) 2012 taxes, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when they become payable and to indemnify and hold harmless Grantor from liability therefrom.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to Grantee, Grantee's heirs and assigns, forever; and Grantor covenants with Grantee that: Grantor is lawfully seized and possessed of said land in fee simple, except as otherwise provided herein; Grantor has a good right to convey it; and the same is unencumbered, except as otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to such land to Grantee, Grantee's heirs and assigns, against the lawful claims of all person whomsoever.

The subject property is not the principal place of residence of a Grantor, the spouse of a Grantor, or any minor children of a Grantor.

WITNESS my hand this 21st day of May, 2012.

FRANK H. ORR III

H. EDWARD HOUK, JR.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **FRANK H. ORR III**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Nashville, Tennessee, this 21st day of May, 2012.

Notary Public

IVA J. BINKLEY STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY TENN.

My Commission Expires: 3-9-13

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **H. EDWARD HOUK, JR.**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Nashville, Tennessee, this 21st day of May, 2012.

Notary Public

IVA J. BINKLEY STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY TENN.

My Commission Expires: 3-9-13

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