WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130068147 DEEDWARR
Recvd: 08/08/13 10:49 2 pgs
Fees:13.00 Taxes:727.05
20130808-0083228

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $196,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF AUGUST, 2013.

Notary Public

MY COMMISSION EXPIRES: 5/20/14

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY TENN

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney
2525 21st Avenue South, 2nd Floor
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael McLemore	Prime lending	**Map 133-13-O**
(NAME)	(NAME)	
518 Inwood Drive	18111 Preston Rd Ste 900	**Parcel 098.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Dallas, TX 75252	
(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, **JENNY GAIL ORTH NOW KNOWN AS JENNY ORTH-MUIZNIEKS** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL MCLEMORE AND WIFE, KIMBERLY MCLEMORE,** 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 being lot no. 35 on the plan of Abbay Hall, Section I, of record in Book 2331, page 18, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for amore complete and accurate description.

Being the same property conveyed to Jenny Gail Orth, a single person, by Warranty Deed from Frances C. Patton, a single person, filed for record on October 3, 2006 in Instrument No. 2006103-0122326, said Registers Office for Davidson County, Tennessee. The said Jenny Gail Orth is now married and known as Jenny Orth-Muiznieks.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2013 real property taxes have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Instrument No. 20061003-0122326, said Register's Office; and (c) Restrictive covenants contained in Book 2345, page 514, amended in Book 2393, page 627, said Register's Office.

The property herein conveyed has never been the primary residence of the grantor's spouse and carries no homestead interest.

unimproved ☐

This is improved ☒ property, known as **518 Inwood Drive, Nashville, TN 37211**

(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 2nd day of August, 2013.

Jenny Orth-Muiznieks

ACKNOWLEDGMENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, Jenny Orth-Muiznieks, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 2nd day of August, 2013.

Commission expires:

PAM McBROOM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 20 2014

Notary Public