F.le Box 8

File No. 130777

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130089255 DEEDWARR
Recvd: 10/16/13 15:02 2 pgs
Fees:13.00 Taxes:591.63
20131016-0108203

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF OCTOBER, 2013.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

DIANE K. MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 1-24-2017

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Natalie Orio	Republic State Mortgage	072-07-0-214.00
(NAME)	(NAME)	
2929 Glenmeade Dr.	5115 Maryland Way	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Brentwood TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, Willie Earl Branham, an unmarried man, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Natalie Orio and Anthony Orio, wife and husband, 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. 3 on the Map of Glenmeade Subdivision, of record in Book 974, Page 32, said Register's Office.

SAID Lot No. 3 fronts 50 feet on the westerly side of Glenmeade Drive and runs back 145.3 feet on the northerly line and 148.8 feet on the southerly line to a dead line measuring 50.1 feet thereon.

BEING the same property conveyed to Willie Earl Branham by Warranty Deed from Loretta Denson, June Hassell, Terra Keeling, Nelson Ridley, III and Frances Griffin, dated 8/21/95 and recorded 8/23/95 in Book 9771, Page 427, Register's Office for Davidson County, Tennessee. Power of Attorney for Loretta Denson of record in Book 9771, Page 425; Power of Attorney for June Hassell of record in Book 9771, Page 426, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 2929 Glenmeade Dr., Nashville, TN 37216

(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.

File No. 130777
Witness my hand this 11th day of October, 2013.

Willie Earl Branham

STATE OF TENNESSEE

COUNTY OF SUMNER

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

Witness my hand and official seal this 11th day of October, 2013.

Commission expires:

Notary Public

