WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140015687 DEEDWARR
Recvd: 03/07/14 10:43 2 pgs
Fees:13.00 Taxes:828.43
20140307-0019310

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $223,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th day of **February, 2014**

Notary Public

MY COMMISSION EXPIRES: 12/16/16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel E Orsborn and Carol L Orsborn	New Owner	07313019800
(NAME)	(NAME)	
(ADDRESS)	(ADDRESS)	
(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, I, **Flora E. Morris, unmarried**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Daniel E. Orsborn and Carol L. Orsborn, Co-Trustees of the Orsborn Revocable Inter Vivos Trust dated 11/17/03**, 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. 18 on the Plan of Mailan Heights, as of record in Book 1835, page 90, Register's Office of said County. Said Lot No. 18 fronts 75 feet on the easterly side of Lethia Drive, and runs back between parallel lines, 175 feet to a dead line.

BEING the same property conveyed to William H. Norris and wife, Flora E. Morris by Warranty Deed dated October 30, 1978 from Donald Lee Richeson and filed of record in Book 5357, page 948, Register's Office for Davidson County, Tennessee. The said William H. Morris having since died on October 8, 2001 leaving property now vested in Flora E. Morris as surviving tenant by the entirety.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved X property, known as 1605 Lethia Drive, Nashville, TN 37206

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, has 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 our hands this **28th** day of **February, 2014**

Flora E Morris.

Flora E. Morris

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, **Flora E. Morris**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **28th** day of **February, 2014**

CHRIS CANTRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 5, 2015

Notary Public

My commission expires: _____

Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122