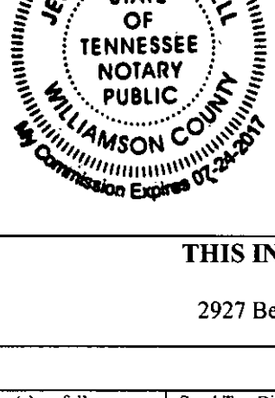
BILL GARRETT, Davidson County
Trans:T20140029026 DEEDWARR
Recvd: 04/29/14 09:41 2 pgs
Fees:13.00 Taxes:1051.73

20140429-0035771

WARRANTY DEED



State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$284,250.00**

Affiant

Subscribed and sworn to before me, this the 23rd day of April, 2014.

Notary Public

My commission expires: 7/24/17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Timothy M. Lee	Timothy Lee	**Map 081-08-0 Parcel 0254-00**
1805 5th Avenue North	1805 5th Avenue North	
Nashville, TN 37208	Nashville, TN 37208	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Gavin L. Orgain and wife, Nicole K. Orgain

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Timothy M. Lee , unmarried man

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 the Northerly 45 feet of Lot No. 464, North Nashville Real Estate Co.'s Plan of record in Book 21, Page 105, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof. Said Lot No. 464 fronts 45 feet on the northerly side of Fifth Avenue North, and runs back between parallel lines 166 feet, to a dead line in the rear on which it measures 45 feet, said Register's Office.

Being the same property conveyed to Gavin L. Orgain, by Deed dated November 22, 2005 from Jeremy Gearheart, unmarried and Keith Phillips, married of record in Instrument No. 20051128-0142796, Register's Office for Davidson County, Tennessee. This property is further conveyed to Gavin L. Orgain and wife, Nicole K. Orgain by Quitclaim Deed dated October 2, 2012 from Gavin L. Orgain and Jennifer L. Johnson, Trustee of record in Instrument No. 20121026-0098593, said Register's Office.

The conveyance of the above described parcel of land is subject to the folowing:

The Plan of record in Book 21, Page 105, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

This is improved (__x__) Unimproved (____) property, known as **1805 5th Avenue North, Nashville, TN 37208**

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 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/our hand(s) this **23rd** day of **April, 2014.**

Gavin L. Orgain

Nicole K. Orgain

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, **Gavin L. Orgain and Nicole K. Orgain,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **23rd** day of **April, 2014.**

Notary Public

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

My Commission Expires: