BILL GARRETT, Davidson County
Trans:T20140036075 DEEDWARR
Recvd: 05/22/14 15:39 2 pgs
Fees:13.00 Taxes:795.13
20140522-0044391

THIS INSTRUMENT PREPARED BY:
Residential & Commercial Title Services, LLC
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203
R14-1200

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Daniel E. Orsborn Carol L. Orsborn 400 South 11th Street Nashville, TN 37206	NEW OWNER	83-13-81.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $214,900.00

Affiant

TINA HAWKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY SUMNER

Subscribed and sworn to before me, this the 15th day of May, 2014.

Notary Public

My Commission Expires: 12/21/15
(Affix Seal)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **Susan Lewis and Elmo Lewis, Jr., wife and husband, ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Daniel E. Orsborn and Carol L. Orsborn, Co-Trustees of the Orsborn Revocable Inter Vivos Trust dated 11/17/2003 ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in **Davidson** County, **Tennessee**, to wit:

Land in Davidson County, Tennessee, being Lot No. 15 on the Map of Hanner's Subdivision, as of record in Book 2, page 43, in the Chancery Court for Nashville, Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Ronald E. Morris and wife, Susan K. Morris, as tenants by the entirety by Warranty Deed from Robert B. Beck and wife, Martha Lu Beck, dated May 25, 1990, recorded May 30, 1990, recorded in Book 8118, page 943, Register's Office for Davidson County, Tennessee.

The said Ronald E. Morris having since died on July 30, 2006, property vesting in Susan K. Morris as sole surviving tenant in the entirety.

Susan K. Morris married Elmo Lewis, Jr. on 12/15/2007. Susan K. Morris is now known as Susan Lewis.

This is ☒ Improved OR ☐ Unimproved property located at: **400 South 11th Street, Nashville, TN 37206**

This conveyance is made subject to (1) Property taxes for the year 2014, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorated share thereof to GRANTEES who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE 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 GRANTEE, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **115th** day of **May, 2014.**

GRANTOR(S)

Susan Lewis

Elmo Lewis, Jr.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Susan Lewis and Elmo Lewis, Jr.** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the ~~115th~~ 15th day of **May, 2014.**

Notary Public

My Commission Expires:

JESSICA LASCELLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016