WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $42,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of June, 2014.

Notary Public

MY COMMISSION EXPIRES: 11-17-15

(AFFIX SEAL)

MONTGOMERY COUNTY TENNESSEE NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC GLASS

BILL GARRETT, Davidson County
Trans:T20140047300 DEEDWARR
Recvd: 07/02/14 13:44 2 pgs
Fees:13.00 Taxes:158.73
20140702-0058367

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, Tennessee 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Scott R. Orczeck	Scott R. Orczeck	026 140 014.00
(NAME)	(NAME)	
640 Wade Circle	640 Wade Circle	
(ADDRESS)	(ADDRESS)	
Goodlettsville, Tennessee 37072	Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20141027

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, Maxine Poe, unmarried Mark D. Poe and,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Scott R. Orczeck and wife, Linda M Orczeck,** 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Lot No. 27 and the Easterly triangular part of Lot No. 28 on the Map of Terra View Subdivision Revised, of record in Book 1424, page 4, Register's Office for said County. Said Lot and part of lot front 50 feet on the Southerly line of Wade Circle South and run back between lines 241.6 feet on the Easterly line of Lot No. 27 and 146 feet, more or less, on the Westerly line of part of Lot No. 28 to a dead line in the rear on which they measure 196 feet, and less a certain tract of land transferred to the State of Tennessee in Book 7523, page 897, Register's Office for said County.

BEING all of the same property conveyed to Maxine Poe and husband, Mark D. Poe by Warranty Deed from Jerry L. Thacker, Wallace P. Thacker and Wilburn F. Thacker dated December 19, 2007 and filed of record in Instrument 20080114-0003978, Register's Office for Davidson County, Tennessee.

Subject to Agreement for Dedication of Easement of Public Drainage and utilities of record in Book 6520, page 166, Register's Office for said County

unimproved ☐

This is improved ☒ property, known as 640 Wade Circle, Goodlettsville, TN 37072

(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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 27th day of June, 2014.

Maxine Poe

Mark D. Poe

STATE OF TENNESSEE

COUNTY OF ROBERTSON

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

Witness my hand and official seal this 27th day of June, 2014.

Commission expires: 11-17-15

TERESA GLASS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Notary Public