WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,500.00

BOX 50-B

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF SEPTEMBER, 2014.

JAMES ... DAVIDSON ... STATE OF TENNESSEE NOTARY PUBLIC ... TN

Notary Public

MY COMMISSION EXPIRES: 1-9-16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Judith Orr	FRANKLIN AMERICAN MORTGAGE	Map 119-2
(NAME)	(NAME)	Parcel 179
3521 Pleasant Valley Rd	501 CORPORATE CENTRE DR #400	
(ADDRESS)	(ADDRESS)	
NASHVILLE TN 37204	FRANKLIN, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **T. LARRY WALTMAN AND WIFE, TESSIE R. WALTMAN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JUDITH ORR AND HUSBAND, ANDERSON J. ORR, JR.,** 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. 44 and the north half of Lot No. 43 on the Plan of Glenrose Subdivision of record in Plat Book 1424, page 142, Register's Office for Davidson County, Tennessee.

Said lot and part of lot adjoin and front together 120 feet on the southeasterly side of Oriel Avenue and run back 188 feet on the northerly line of Lot 44, and 223.35 feet, more or less, on the southerly line of said part of Lot 43, to a dead line, measuring 165 feet thereon.

Being the same property conveyed to T. Larry Waltman and wife, Tessie R. Waltman by deed dated August 25, 2006, from George E. Goldman, II, married, of record in instrument No. 20060931-0107939, said Register's Office.

This conveyance is subject to (a) 2014 real property taxes; and (b) all matters appearing on the plan of record in Book 1424, page 142, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 85 Oriel Avenue, Nashville, TN 37210

(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.

BILL GARRETT, Davidson County
Trans:T20140070770 DEEDWARR
Recvd: 09/22/14 12:55 2 pgs
Fees:13.00 Taxes:553.15
20140922-0086765

Witness our hands this 19th day of September, 2014.

T. Larry Waltman

T. Larry Waltman
By: Kevin D. Montgomery, Attorney in Fact

Tessie R. Waltman

Tessie R. Waltman
By: Kevin D. Montgomery, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of September, 2014, before me personally appeared Kevin D. Montgomery, to me known to be the person who executed the foregoing instrument on behalf of T. Larry Waltman and Tessie R. Waltman and acknowledged that he executed the same as the free act and deed of T. Larry Waltman and Tessie R. Waltman.

Witness my hand and official seal at Nashville, Tennessee this 19th day of September, 2014.

Commission expires:

Kathy Snider
Notary Public

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 8, 2018