BILL GARRETT, Davidson County
Trans:T20140077257 DEEDWARR
Recvd: 10/14/14 11:12 3 pgs
Fees:18.00 Taxes:380.73
20141014-0094711

WARRANTY DEED

BOX 50-3
PREPARED BY:
RETURN TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD, TN 37027

ROBIN S. EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER $102,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7th DAY OF October, 2014

Notary Public

MY COMMISSION EXPIRES: 2/4/2015

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

LOGOS REALTY CLOSING SERVICES, INC.
CLOSING AND TITLE COMPANY

215 2ND Ave North, Suite 200, Nashville, TN 37201

ADDRESS OF NEW OWNER: AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Katherine Lowe	NEW OWNER	MAP-PAR. 059-11-0-061.00
(NAME)	(NAME)	
3844 Augusta Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HERINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Eva M. Orr and Sandra Spring** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Katherine Lowe,** UNMARRIED, HEREINAFTER CALLED THE GRANTEE(S), 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. 372 on the Plan of Section 3, Haynes Manor of record in Plat Book 4175, Page 11, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Eva M. Orr and Leonard Orr, each one-half (1/2) interest by deed from Leonard Orr of record in Instrument No. 20020326-0036898, Register's Office for Davidson County, Tennessee, dated March 19, 2002 and recorded on March 26, 2002. The said Leonard Orr having since died on or about September 29, 2011, without a will, therefore Leonard's ½ interest passed to his heirs at law leaving Eva Orr, his wife; and Sandra Spring, his adopted child, each with 50% of his ½ interest. See also Affidavit of Heirship filed simultaneously herewith in Instrument No. 20141014-0094710, said Register's Office.

Eva M. Orr and Eva Orr being one and the same person.

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.

Executed by my hand this 1 Day of October 2014.

Eva M Orr

Eva M. Orr, Individually and as Heir of Leonard Orr
Seller

STATE of Tennessee
COUNTY of Davidson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Eva M. Orr, the 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, Individually and as Heir of Leonard Orr

Witness my hand and Official Seal this 1 Day of October 2014.

Notary Public

My Commission Expires: MAR 08 2016

Please return to
Logos Realty Closing Services, Inc.
215 2nd Ave North, Suite 200
Nashville, TN 37201

MAXINE J. RUCKER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Executed by my hand this 22 Day of September, 2014.

Sandra J Spring
Sandra Spring, Seller. Heir of Leonard Orr

STATE of Hawaii
COUNTY of Honolulu

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Sandra Spring, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained as ~~such Managing Partner~~. Heir of Leonard Orr

Witness my hand and Official Seal this 22 Day of September, 2014_

Notary Public

My Commission Expires: 04-06-2018

CLINT OKA NOTARY PUBLIC NO. 14-109 STATE OF HAWAII

NOTARY PUBLIC CERTIFICATION
Clint Oka First Judicial Circuit
Doc. Description: Deed
No. of Pages: 3 Date of Doc. 9/22/14
Notary Signature ~~04-06~~ 9/22/14
Date