WARRANTY DEED

PLEASE RETURN TO:
WARRANTY TITLE INS CO.
165 INDIAN LAKE BLVD STE 106
HENDERSONVILLE, TN 37075

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $99,900.00

Courtney K. Benjamin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 10th day of November, 2014.

Christine Kinnard
Notary Public

MY COMMISSION EXPIRES: 9.18.17

(AFFIX SEAL)

CHRISTINE KINNARD NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 390 Mallory Station Road, Suite 107, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Milton J. Orgeron	Acapia	05201016300
(NAME)	(NAME)	
539 Neelys Bend Road	306 Northcreek Blvd. Suite 100	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Scarlett S. Walker, a single person**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Milton J. Orgeron and Pamela K. Orgeron, husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or 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 a portion of the whole parcel of Lot No. 25, on the Plan of the Subdivision of B. H. & Margaret Franklin's Six Acre Tract, of record in Plat Book 843, Page 78, in the Register's Office for Davidson County, Tennessee, and more fully described as follows:

BEGINNING at an iron pin in the northerly margin of Neely's Bend Road, being the southeasterly corner of this tract, running thence with the northerly margin of Neely's Bend Road, North 79 deg. 20 min. West 65 feet to a point; thence North 15 deg. 30 min. East 141.7 feet to an iron pin; thence North 53 deg. 30 min. East 100 feet to an iron pin; thence South 51 deg. 58 min. East 54 feet to an iron pin; thence South 29 deg. 9 in. West 200 feet to the point of beginning, according to a survey by John Kohl, dated July 8, 1980.

Being the same property conveyed to Scarlett Walker, a single person by Warranty Deed dated 09/15/2009 from Leland Watts and wife, Winifred A. Watts of record in Instrument 200909160086373, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters as set forth per Plat Book 843, Page 78, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

BILL GARRETT, Davidson County
Trans: T20140084834 DEEDWARR
Recvd: 11/10/14 12:36 2 pgs
Fees: 13.00 Taxes: 369.63

20141110-0103608

File No.: 01291-11633
SMG TN Warranty Deed

This is Improved ☑ property, known as 539 Neelys Bend Road, Madison, TN 37115
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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(S), their heirs and/or 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 hand this 7th day of November, 2014.

Scarlett S. Walker

State of Tennessee
County of Williamson

Personally appeared before me Scarlett S. Walker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 7th day of November, 2014.

Notary Public
My Commission Expires: 8-14-17

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
390 Mallory Station Road, Suite 107
Franklin, TN 37067