Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

(2)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150017343 DEEDWARR
Recvd: 03/10/15 13:52 3 pgs
Fees:18.00 Taxes:773.30
20150310-0020485

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $209,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27th day of February, 2015.

Notary Public

MY COMMISSION EXPIRES: 09/[illegible]/2018

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 381 Mallory Station Rd, Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Randy K. Cox	Platinum Mortgage, Inc.	08608012400
(NAME)	(NAME)	
1524 Andchel Drive	103 Spenryn Drive, Ste B	
(ADDRESS)	(ADDRESS)	
Hermitage 37076	Madison, AL 35758	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Nineteen Thousand And No/100 Dollars ($219,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Jason Everett Orr and wife, Patricia Cartaya**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Randy K. Cox and Jennifer Cox**, husband and wife, 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:

Being Lot No. 337, on the plan of Resubdivision of Lot 337 Camden Woods, Phase I, as the same appears of record in Plat Book 7900, Page 510, Register's office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.
Being a same property conveyed to Penny G. bell and husband, Donald E. Bell, by Warranty Deed from Clarence A. Brown and wife, Robin J. Brown, dated August 16, 2004, recorded September 17, 2004 in Instrument No. 20040917-0112440, Register's Office for Davidson County, Tennessee.

Being a same property conveyed to WRI Nashville Residential Fund II LLC, by Trustee's Deed from Arnold M. Weiss, as Substitute Trustee, dated September 10, 2013, recorded October 16, 2013 in Instrument No. 20131016-0107946, Register's Office for Davidson County, Tennessee.
Being a same property conveyed to Jason Everett Orr, by Warranty Deed from WRI Nashville Residential Fund II LLC, dated February 24, 2014, recorded February 26, 2014 in Instrument No. 20140226-0016501, Register's Office for Davidson County, Tennessee.

Patricia Cartay, wife of Jason Everett Orr, joins in the execution of this instrument for the purpose of transferring and conveying all right, title and interest which she may have in said property by virtue of her marriage or otherwise.

File Number: NAT-150079

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1524 Andchel Drive, Hermitage, TN 37076

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, has 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.

Witness our hands this 27th day of February, 2015.

Jason Everett Orr By Patricia Cartaya as Attorney in Fact

Jason Everett Orr

Patricia Cartaya

Patricia Cartaya

File Number: NAT-150079

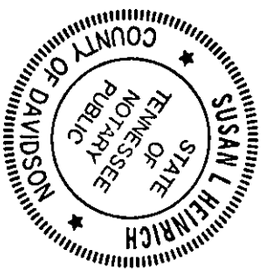
STATE OF Tennessee
County OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Patricia Cartaya, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Jason Everett Orr, as Attorney-in-fact, and acknowledged that she exectued the same as the free act and deed of Jason Everett Orr, for the purposes therein contained.

Witness my hand and official seal, this the 27th of February, 2015.

Notary Public

My Commission Expires: 9/10/18
(SEAL)



STATE OF Tennessee
County OF Davidson

I, the undersigned, a Notary Public for the County of Williamson and State of Tennessee, do hereby certify that Patricia Cartaya personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 27th of February, 2015.

Notary Public

My Commission Expires: 9/10/18
(SEAL)



File Number: NAT-150079