BILL GARRETT, Davidson County
Trans:T20150032795 DEEDWARR
Recvd: 04/30/15 10:51 2 pgs
Fees:13.00 Taxes:1023.05
20150430-0038700

RETURN TO:
stewart title®
13026 Lebanon Road
Suite 100
Mt. Juliet, TN 37122

THIS INSTRUMENT PREPARED BY:
CATHERINE H. GWYN
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 THIRD AVENUE SOUTH
SUITE 1700
NASHVILLE, TENNESSEE 37201
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF Wilson)

The actual consideration or value, whichever is greater, for this transfer is $276,500.00.

Affiant

Subscribed and sworn to before me, this 27th day of April, 2015.

Notary Public

My Commission Expires: 8-14-17

LIZ JONES STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Max Orr and Betty Orr 4104 Ashford Way Gainesville, GA 30507	New Owner	098060A264.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARY CATHRYN NELIGAN, unmarried,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **MAX ORR AND BETTY ORR, husband and wife,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 238, as shown on the map entitled Phase Two, Section D, Bridgewater, of record in Instrument No. 20070419-0047123, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Andreas C. Claus and Mary N. Sullivan, both, unmarried, tenants in common with full right of survivorship, by deed from Frank Batson Homes, Inc., of record in Instrument No. 20080606-0058322, dated June 5, 2008, said Register's Office. Further being the same property conveyed to Mary Cathryn Neligan, F/K/A Mary N. Sullivan, unmarried, by deed from Andreas C. Claus, unmarried, of record in Instrument No. 20150310-0020556, dated March 6, 2015, said Register's Office.

602731.1/2013587

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2015 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Instrument Number 20070419-0047123, said Register's Office.

3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments, special assessments and liens provided in the Master Declaration of Protective Covenants and Master Owners Association for Bridgewater in Instrument No. 20051024-0128043, said Register's Office.

4. Sanitary Sewer and or Stormwater Easement (s) of record Instrument No 20030827-0124253, Instrument No 20050222-0019150 and Instrument No. 20060120-0008000, said Register's Office.

5. TVA Easement(s) of record in Book 1291, Page 99 and Book 1318, Page 28, said Register's Office.

6. Rights of others in and to the use of the common areas/elements.

This is improved property known as: **1916 Hawks Nest 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 Grantors covenant with the said Grantees that they 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 further covenant and bind themselves, their heirs and assigns, 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 person whomsoever.

WITNESS my hand this 27th day of April, 2015.

Mary Cathryn Neligan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mary Cathryn Neligan, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 27th day of April, 2015

(Seal) CATHERINE H. GWYN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Comm. Expires June 21, 2016

Notary Public

My Commission Expires: 06/21/2016