WARRANTY DEED

LATRECE MCADOO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2018

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00

Mindy Kelch
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of October, 2015

LaTrece McAdoo
Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

Return to:
File # 10099

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Glenna Sue Orr	F&M Bank	14705018800
(NAME)	(NAME)	
620 Farrell Parkway	10 Cadillac Drive, Suite 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged WE Vernon E. Martin, Jr and Janice M. Martin, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Glenna Sue Orr,** unmarried, 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. 46 on the Plan of Caldwell Country Estates, Section I, as of record in Book 2663, Page 68, Register's Office for said County as follows:

Said Lot No. 46 fronts 123.5 feet on the westerly side of Danby Drive and runs back between 255.3 feet on the southerly line and 279.5 feet on the northerly line, to a dead line, measuring 184.8 feet thereon.

Being the same property conveyed to Vernon E. Martin, Jr and wife Janice M. Martin, by deed of record in Instrument NO 20151007-0102304, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 4911 Danby Dr., Nashville, TN 37211
(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:T20150089617 DEEDWARR
Recvd: 10/21/15 10:09 2 pgs
Fees:13.00 Taxes:1036.00
20151021-0106967

Witness our hands the 15th day of October, 2015.

Vernon E. Martin, Jr.

Janice M. Martin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Ronald H. Bice, Jr., a Notary Public in and for said County and State, the within named, VERNON E. MARTIN, JR. and JANICE M. MARTIN, the bargainors with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of October, 2015.

NOTARY PUBLIC
My commission expires: 11-06-17

RONALD H. BICE, JR.
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN