BILL GARRETT, Davidson County
Trans:T20150096651 DEEDWARR
Recvd: 11/13/15 09:38 2 pgs
Fees:13.00 Taxes:763.13
20151113-0115358

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
15-1648D

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $206,250.00

Affiant

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

SUBSCRIBED AND SWORN TO BEFORE ME THIS 4th DAY OF November, 2015

Notary Public
Commission Expires: 1-8-19

Address of New Owner	Send Tax Bills To:	Map & Parcel
Orange Rock Properties, LLC 4409 Saunders Avenue Nashville, TN 37216	NEW OWNER	061-02-0-149.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Estate of Sabina H. Albritten

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Orange Rock Properties, LLC

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:

LAND in Davidson County, Tennessee, being Lot No. 108 on the Plan of Gra-Mar Acres, Section 1, as of record in Book 2133, Page 27, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description.

BEING the same property conveyed to Cleo S. Allbritten and wife, Maurine H. Allbritten, by Warranty Deed from W. Verne Woodrow and wife, Mai Evelyn Woodrow, dated 7/27/72 and recorded 7/31/72 in Book 4623, Page 632, in the Register's Office of Davidson County, Tennessee. The said Maurine H. Allbritten having since predeceased Cleo S. Allbritten on November 18, 1983. The said Cleo S. Allbritten having since died on July 16, 1991 and by his Last Will and Testament filed in Will Book 176, Page 302, in the Probate Office of Davidson County, Tennessee, Sabina H. Allbritten was appointed Executrix of his estate. The said Sabina H. Allbritten, Executrix further conveyed subject property to Sabina H. Allbritten, by Executrix Deed dated 6/1/92 and recorded 6/11/92 in Book 8649, Page 807, in the Register's Office of Davidson County, Tennessee. The said Sabina H. Allbritten having since died, testate on July 21, 2015. Pursuant to the Last Will and Testament of the said Sabina H. Allbritten, Probate # 15P1180, in the Seventh Circuit Court of Davidson County, Tennessee Probate Division, Jimmie Wells Crowther was appointed as Executrix of Estate with full power to convey subject property.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 4409 Saunders Avenue, Nashville, TN 37216.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 4th day of Nov., 2015.

Jimmie Wells Crowther

Jimmie Wells Crowther, Executrix

STATE OF Georgia
COUNTY OF Columbia

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,
Jimmie Wells Crowther, Executrix
with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at SunTrust Bank, Evans, Georgia this 4th day of November, 2015.

Notary Public
My Commission Expires: 11/19/2016

(Notary Seal)

CHARLES ROBINSON
Notary Public
Columbia County
State of Georgia
My Commission Expires Nov 19, 2016