BILL GARRETT, Davidson County
Trans:T20160013918 DEEDWARR
Recvd: 02/19/16 12:46 2 pgs
Fees:13.00 Taxes:991.60
20160219-0016013

	State of Tennessee County of Williamson The actual consideration or value, whichever is greater, for this transfer is **$268,000.00**. Affiant Subscribed and sworn to before me, this the 12th day of February, 2016. Notary Public My commission expires: 1-8-19 (AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Joshua Thomas Orendorf	**F&M Bank**	**147-14-0-067.00**
590 Valleywood Drive	10 Cadillac Drive Brentwood, TN 37027	
Nashville, TN 37211		

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, WE,

JAMES R. MULLENS AND CHRISTY C. MULLENS, HUSBAND AND WIFE,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JOSHUA THOMAS ORENDORF AND LEIGH P. ORENDORF, 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:

Land in Davidson County, Tennessee, being Lot(s) 263, as shown on the map entitled Whispering Hills, Section II-B, of record in Book 2331, Page 155, Register's Office for Davidson County, Tennessee.

Said Lot No. 263 fronts 135 feet on the northerly side of Valleywood Drive and runs back 158.5 feet on the easterly line and 175 feet on the westerly line to a broken line in the rear on which it measures 173 feet.

Being the same property conveyed to JAMES R. MULLENS AND CHRISTY C. MULLENS, HUSBAND AND WIFE, by deed from JILL EDMONDSON, AN ADMINISTRATOR OF THE ESTATE OF HERSCHEL L. MURPHY, JR., JILL EDMONDSON, INDIVIDUALLY, MICHELLE MURPHY, GREGORY BRIAN MURPHY, AND JAMES MURPHY, of record in Instrument No. 20150701-0063619, dated June 3, 2015, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as **590 Valleywood Drive Nashville, TN 37211.**

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 do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my/our hand(s) this 12th day of February, 2016.

James R. Mullens

Christy C. Mullens

Christy C. Mullens

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **James R. Mullens and Christy C. Mullens**, the bargainor(s) 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, at office, this **12th** day of **February, 2016.**

Notary Public

My Commission Expires: 5-26-16

GREGORY S. PERRONE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY