BILL GARRETT, Davidson County
Trans:T20160035715 DEEDWARR
Recvd: 04/29/16 16:09 2 pgs
Fees:13.00 Taxes:1250.60
20160429-0042383

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
16-0482

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $338,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25th DAY OF April, 2016

Notary Public
Commission Expires: 7-3-17

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

Address of New Owner	Send Tax Bills To:	Map & Parcel
Stephen Horvath 4409 Saunders Avenue Nashville, TN 37216	NEW OWNER Community Mortgage 19045 E. Valley View Pkwy Suite F Independence, MO 64055	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,

Orange Rock Properties, LLC

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

Stephen Horvath, unmarried and Samantha Krentz, unmarried, as joint tenants with common law rights of survivorship

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 Orange Rock Properties, LLC, by Estate of Sabina H. Albritten*, dated 11/4/15 and recorded 11/13/15 in Instrument No. 20151113-0115358, in the Register's Office of Davidson County, Tennessee.

*The previous deed contained a Scrivener's Error in the spelling of the Grantor's last name, The correct spelling is Allbritten.

CHAIN OF TITLE:
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 on July 21, 2015 and by her Last Will and Testament filed in Docket No. 15P-1180, in the Probate Office of Davidson County, Tennessee, she appointed Jimmie Wells Crowther as the Executrix of her Estate.

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

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 25 day of Apr, 2016.

Orange Rock Properties, LLC

By: Linda Medley
Linda Medley, Principal

By: Jennimarie Ward
Jennimarie Ward, Principal

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, a Notary Public in and for said County and State, personally appeared Linda Medley & Jennimarie Ward with whom I am personally acquainted, and who, upon oath, acknowledged himself/herself to be the Principals of Orange Rock Properties, LLC,, the within named bargainor, a limited liability company, and that he/she as such Principals, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself/herself as Principals.

Witness my hand and official seal at office this 25 day of Apr, 2016.

Notary Public

Commission Expiration: 4-13-20

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY