THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16057580** BILL GARRETT, Davidson County Trans:T20160046221 DEEDWARR Recvd: 06/01/16 15:29 2 pgs Fees:13.00 Taxes:2849.00 20160601-0055244	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: ~~$770,000.00~~. Affiant Subscribed and sworn to before me, this 31st day of May, 2016. Notary Public My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC ANGELA Y. POSTON-WILLIAMSON DAVIDSON COUNTY, TN

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Matthew W. Semler and Jessica L. Rosen 4808 Dakota Avenue Nashville TN 37209	~~New Owner~~ SunTrust Mortgage Inc. 901 Semmes Ave Nashville TN 37209	Tax Parcel ID No. 091-15-0-313.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John S. Orr Jr. and Melissa B. Orr, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Matthew W. Semler and Jessica L. Rosen, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 709 of Block No. 32, as shown on the map entitled Charlotte Park Company's First Addition to Nashville, of record in Plat Book 57, page 103, 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 JOHN S. ORR JR. and wife, MELISSA B. ORR, by deed from JASON BOCKMAN, of record in Instrument No. 20100929-0077333, dated September 24, 2010, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2016 and subsequent years for Map-Par. 091-15-0-313.00.

Davidson County taxes for 2015, Map-Par. 091-15-0-313.00, $6,320.14, Paid.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 57, page 103, said Register's Office.

Restrictive Covenants contained in instrument of record in Instrument No. 20100623-0049100, said Register's Office.

This is improved property located at 4808 Dakota Avenue Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of May, 2016.

John S. Orr Jr.

Melissa B. Orr

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John S. Orr Jr. and Melissa B. Orr, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of May, 2016.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018