WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $213,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF SEPTEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 9-16-2018

(AFFIX SEAL)

BENJAMIN SEAMON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

O-VRES-16-2313-T

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Robert Ellis Orrall and Christine Orrall	Robert Ellis Orrall and Christine Orrall	
(NAME)	(NAME)	**119-01-0-474.00**
2313 Foster Avenue	2313 Foster Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210-4933	Nashville TN 37210	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ADRIENNE L. NEWMAN, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ROBERT ELLIS ORRALL AND CHRISTINE ORRALL, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Tract I:
Land in Davidson County, Tennessee, being Lot No. 27 of Block 21 on the Plan of Overhill City and W.H. Fox Subdivision of Blocks No. 14-15-16-20-21-29 and 30, Cumberland Nurseries Subd. of record in Plat Book 332, Page 21, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 27 fronts 56 feet on the Westerly margin of Foster Avenue and extends back between parallel lines with the Southerly margin of Valeria Street, 150 feet to an alley.

Tract II:
Land in Davidson County, Tennessee, being Northerly one half of Lot No. 26 of Block 21 on the Plan of Overhill City and W.H. Fox Subdivision of Blocks No. 14-15-16-20-21-29 and 30, Cumberland Nurseries Subd. of record in Plat Book 332, Page 21, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Lot No. 26 fronts 25 feet more or less on the Westerly margin of Foster Avenue and extends back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Adrienne L. Newman, unmarried by Quitclaim deed from Clifford M. Lippard, unmarried of record in Instrument No. 20100204-0008984 Register's Office for Davidson County, Tennessee, dated January 29, 2010 and recorded on February 4, 2010.

This conveyance is subject to:
- Taxes for the year 2016, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 21, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2313 Foster Avenue , Nashville, Tennessee 37210-4933**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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:T20160078351 DEEDWARR
Recvd: 09/07/16 12:37 2 pgs
Fees:13.00 Taxes:789.95
20160907-0094030

Witness my/our hand(s) this the 2nd DAY OF SEPTEMBER, 2016.

Adrienne L. Newman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 2nd of September, 2016.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212