WARRANTY DEED

J-CC-16-218-H

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,875.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF SEPTEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 3/6/18

(AFFIX SEAL)

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

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	**Robert Ellis Orral and Christine Orrall**	
(NAME)	(NAME)	
218 Joyner Avenue	**1212 Laurel Street #713**	**119-05-0-429.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210-4942	**Nashville, TN 37203**	
(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, **KEVIN CHRISTOPHER CRIMMINS AND WIFE, AND GEMMA RUTH CRIMMINS AND AND CHRISTOPHER CRIMMINS, 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:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Final Plat of Cumberland Nurseries Resubdivision of Lots 84 and 85, Block 23 and 24, of record in Plat Book 8250, Page 709, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kevin Christopher Crimmins and wife, Gemma Ruth Crimmins and Christopher Crimmins, as tenants in common with rights of survivorship by Quitclaim deed from Kevin Christopher Crimmins and wife, Gemma Ruth Crimmins of record in Instrument No. 20070719-0085905 Register's Office for Davidson County, Tennessee, dated June 15, 2007 and recorded on July 19, 2007. The power of attorney for the grantees here in previously recorded on December 12, 2012 in instrument number 20120120-0005717, Register's Office for Davidson County.

This conveyance is subject to:
- Taxes for the year 2016.
- Subject to all matters shown on the Plan of record in Plat Book 8250, Page 709, 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: **218 Joyner Avenue , Nashville, Tennessee 37210-4942**.

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:T20160080521 DEEDWARR
Recvd: 09/14/16 12:49 2 pgs
Fees:13.00 Taxes:924.54
20160914-0096645

Witness my/our hand(s) this the 9th DAY OF SEPTEMBER, 2016.

Kevin Christopher Crimmins by Chris Crimmins, attorney-in-fact

Kevin Christopher Crimmins by Chris Crimmins, attorney-in-fact

Gemma Ruth Crimmins by Chris Crimmins, attorney-in-fact

Gemma Ruth Crimmins by Chris Crimmins, attorney-in-fact

Christopher Crimmins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Chris Crimmins, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of KEVIN CHRISTOPHER CRIMMINS AND GEMMA RUTH CRIMMINS, and who acknowledged he/she/they executed the same as the free act and deed of the said KEVIN CHRISTOPHER CRIMMINS AND GEMMA RUTH CRIMMINS.

POA of record in Inst. 20120120-0005717

Witness my hand and official seal, this the 9th of September, 2016.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHRISTOPHER CRIMMINS, 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 9th of September, 2016.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

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