THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **FTEC File No. 33020-05-2016** **Record & Return To:** **First Title & Escrow Company, Inc.** **3811 Bedford Ave, Suite 205** **Nashville, TN 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $820,000.00. Affiant Subscribed and sworn to before me this 15th day of September, 2016. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

WARRANTY DEED

Address New Owner: Jefferson C. Orr 4405 Shepard Place Nashville, TN 37205	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 130 07 0 022.00

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, **Samuel O. Franklin, III, an unmarried man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jefferson C. Orr and Lori S. Orr, husband and wife** ("Grantee"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4405 Shepard Place, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular 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:T20160081368 DEEDWARR
Recvd: 09/16/16 11:07 3 pgs
Fees:18.00 Taxes:3034.00
20160916-0097582

IN WITNESS WHEREOF, Grantor has executed this instrument on the 15th day of September, 2016.

Samuel O. Franklin, III

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Samuel O. Franklin, III**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of September, 2016.

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 5, 2020

Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Franklin Residence, of record in Instrument No. 20120620-0054116, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Samuel O. Franklin, III and wife, Sandra S. Franklin, by deed dated May 30, 1989, from Steven R. Nyquist and wife, Mary Anne Nyquist, of record in Book 7854, page 147, Register's Office for Davidson County, Tennessee. Sandra S. Franklin died on July 11, 2005. See also Deed of Survivorship of record in Instrument No. 20070109-0003660, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2016, which have been prorated and assumed by Grantee. Map and Parcel No. 130 07 0 022.00.
2. Belle Meade City taxes for the year 2016, which have been prorated and assumed by Grantee. Map and Parcel No.: 130 07 0 022.00.
3. All matters appearing on the Plan of record as Instrument No. 20120620-0054116, Register's Office for Davidson County, Tennessee.
4. Easements appearing in Belle Meade Ordinance 91-5.
5. Grant of Appurtenant Easement as more fully described in instrument of record in Instrument No. 20160901-0092010, Register's Office for Davidson County, Tennessee.