Prepared By & ~~Return To:~~
Tennessee Title Services, LLC
7000 Executive Center Dr., Suite 290
Brentwood, TN 37027
16-2250

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $484,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 22nd day of December, 2016

Notary Public
Commission Expires: 5-8-18

A. C. HALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2018

Address of New Owner	Send Tax Bills To:	Map & Parcel
Curtis Ortmeier 2099 Tinnin Rd Goodlettsville, TN 37072-4232	Highlands Residential Mtg 12061 N. Central Expressway, Ste 750 Dallas, TX 75243	007-00-0-208.00

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,

James E. Carroll, a single person

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

Curtis Ortmeier and Holly Ortmeier, husband and wife

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:

Tinnin Road Estates- Tract #6 - Being located in the 2nd Civil District, Davidson County, Tennessee, on the West side of Tinnin Road, and being a portion of the property of record in Deed Book 11399, Page 110, Register's Office, Davidson County, Tennessee. See Tax Map 7, Parcel 078, Tax Assessor's Office, Davidson County, Tennessee, and more particularly described as follows:

Beginning at an iron rod in the West margin of Tinnin Road, same being the Easternmost Southeast corner of this tract and the Northeast corner of Tract #5 of Tinnin Road Estates (5.01 acres as per survey of same date), also being 359.62 feet North of the Northeast corner of Clarence Ashburn as you measure along said margin; thence leaving road with line of said Tract #5 South 86 degrees 43' 11" West 732.36 feet to an iron rod; thence South 06 degrees 46' 20" East 234.85 feet to an iron rod at a post; thence with line of Anne E. Carnahan South 06 degrees 18' 50" West 366.52 feet to an iron rod at a post; thence with line of Wilbur Thomas Oldham North 81 degrees 54' 26" West 335.03 feet to an iron rod; thence with line of Tract #7 of Tinnin Road Estates (5.08 acres as per survey of same date) North 05 degrees 22' 18" East 586.41 feet to an iron rod; thence North 86 degrees 43' 11" East 1008.85 feet to an iron rod in the West margin of Tinnin Road; thence with said margin along a curve proceeding counter-clockwise, having a deflection angle of 02 degrees 59' 17", a radius of 979.93 feet, a tangent length of 25.56 feet, and a chord of South 15 degrees 10' 29" East 51.10 feet; thence along said curve an arc length of 51.10 feet to the point of beginning containing 5.47 acres more or less by survey by Carroll Dean Carman, Registered Land Surveyor, Tennessee Number 910, address 150 Middle Fork Road, Hartsville, Tennessee, 37074, dated June 6, 2001.

Being the same property conveyed to James E. Carroll, a single person by Warranty deed from Gourley & Associates, L.L.C., a Tennessee limited liability company of record in Instrument No. 20010731-0081111 Register's Office for Davidson County, Tennessee, dated July 12, 2001 and recorded on July 31, 2001.

BILL GARRETT, Davidson County
Trans:T20160113373 DEEDWARR
Recvd: 12/27/16 09:40 2 pgs
Fees:13.00 Taxes:1794.13
20161227-0135247

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 applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2099 Tinnin Rd, Goodlettsville, TN 37072-4232.

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 22nd day of December, 2016.

James E. Carroll

STATE OF TENNESSEE
COUNTY OF Williamson

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

Witness my hand and official seal at Brentwood, Tennessee this 22nd day of December, 2016.

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
(Notary Seal)

Notary Public
My Commission Expires: 3/24/17