Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 01/04/17 14:41 3 pgs
Fees:18.00 Taxes:3977.50
20170104-0000967

39-B
File #16-1449

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jefferson C. Orr and Lori S. Orr, husband and wife,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Brian J. Ehrig, a/k/a Brian Jason Ehrig and Sheetal M. Ehrig, a/k/a Sheetal Modi Ehrig, husband and wife,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

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 Jefferson C. Orr and Lori S. Orr, husband and wife, by deed from Samuel O. Franklin, III, an unmarried man, dated September 15, 2016, of record in Instrument No. 20160916-0097582, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to:

State and County Taxes for the year 2016, which have been prorated and assumed by Grantee. Map and Parcel No. 130-07-0-22.00.

Belle Meade City taxes for the year 2016, which have been prorated and assumed by Grantee. Map and Parcel No. 130-07-022.00.

All matters appearing on the Plan of record as Instrument No. 20120620-0054116, Register's Office for Davidson County, Tennessee.

Easements appearing in Belle Meade Ordinance 91-5.

Grant of Appurtenant Easement as more fully described in instrument of record in Instrument No. 20160901-0092010, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 4405 Shepard Place, Nashville, TN 37205.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

WITNESS THE EXECUTION HEREOF this 22nd day of December, 2016.

Jefferson C. Orr

Lori S. Orr

State of Tennessee)
County of Davidson)

On this 22nd day of December, 2016, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Jefferson C. Orr and Lori S. Orr, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

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

My Commission Expires: 5/8/18

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 1,075,000.00.

Affiant

Sworn and subscribed before me on this the 30th day of December, 2016.

Notary Public

My Commission Expires: 9/7/2020

ALYSSA RAYNE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NEW OWNER:
Brian J. Ehrig
4405 Shepard Place
Nashville, TN 37205

RESPONSIBLE FOR TAX PAYMENT:
WILSON BANK & TRUST
623 W. MAIN STREET
LEBANON, TN 37087

TAX MAP-PARCEL #:
130-07-022.00

True Copy Certification

I, Alyssa Rayne, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Alyssa Rayne

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Ashley Ann Reiss, a notary public for this county and state, Alyssa Rayne who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashley Ann Reiss

Notary's Signature

My Commission Expires: 2/9/2020

Notary' Seal (if on paper)

