Warranty Deed

JM

	STATE OF ~~TENNESSEE~~ OHIO COUNTY OF ~~DAVIDSON~~ HAMILTON The actual consideration or value, whichever is greater, for this transfer is $294,900.00. Meghan Purcell Affiant Subscribed and sworn to before me, this the 15th day of May, 2017. Julie Mardis Notary Public JULIE MARDIS My commission expires: 04-08-2019

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Mark Allyn Orcutt Cherie Elton Orcutt	New Owner	
521 Old Towne Dr.		160-16-0C-042.00-CO
Nashville, TN 37027		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MEGHAN PURCELL, A SINGLE WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARK ALLYN ORCUTT AND CHERIE ELTON ORCUTT, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 42, on the Plan of The Terraces at Brentwood Chase of record in Plat at Instrument No. 20001103-0109137, 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 Meghan Purcell, a single woman by Warranty deed from Daniel Andrew McCollum and wife, Sarah E. McCollum of record in Instrument No. 20120605-0048892 Register's Office for Davidson County, Tennessee, dated May 29, 2012 and recorded on June 05, 2012.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 521 Old Towne Dr., Nashville, TN 37027.

BILL GARRETT, Davidson County
Trans:T20170043988 DEEDWARR
Recvd: 05/24/17 09:20 2 pgs
Fees:13.00 Taxes:1091.13
20170524-0051444

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 15th day of May, 2017.

Meghan Purcell

Meghan Purcell

STATE OF OHIO
COUNTY OF HAMILTON

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

Witness my hand and seal this 15th day of May, 2017.

Julie Mardis

Notary Public
JULIE MARDIS

My Commission Expires:
04-08-2019

JULIE MARDIS - NOTARY PUBLIC
COMM. EXP. APR 8, 2019
STATE OF OHIO