WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170049968 DEEDWARR
Recvd: 06/12/17 14:09 3 pgs
Fees: 18.00 Taxes: 504.68
20170612-0058714

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$136,400.00.**

Affiant

Subscribed and sworn to before me this 1st day of June, 2017.

Notary Public
My Commission expires: 11.6.17
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Donald Carson Richardson Jr.	Nations Lending Corporation	07316003700
2415 Cabin Hill Road	4 Summit Park Drive Suite 200	
Nashville, TN 37214	Independence, OH 44131	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Michael V. Orender and Alan Dewayne Orender, as tenants in common with right of survivorship**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Donald Carson Richardson Jr.**, his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Section Three, Sunset View, as of record in Book 2663, Page 44, Register's Office for said county and described as follows:

Beginning at a point in the westerly margin of Cordell Drive at the corner of Lots 22 and 23; thence with the line between said lots, northwesterly 185.8 feet to the line of Lot Nos. 24; thence with the line between lots 22 and 24; northeasterly 148.4 feet to the margin of Cabin Hill Road; thence with the margin of the same southeasterly 134.74 feet to the beginning of a curve; thence around said curve, southerly 30.77 feet to the margin of Cordell Drive; thence with the margin of the same, southwesterly 80 feet to the point of beginning.

Being the same property conveyed to Michael V. Orender, a single man from Martha Glodean Orender and Alan Dewayne Orender by Warranty Deed on June 23, 2008, of record in Instrument Number 20060627-0076583, Register's Office for Davidson County, Tennessee. Further conveyed to Richard A. Northcutt, Trustee from Michael V. Orender and then to Michael V. Orender and Alan Dewayne Orender, as tenants in common with right of survivorship, from Richard A. Northcutt, Trustee by Trustee's Quitclaim Deed on September 22, 2006, of record in Instrument Number 20061018-0129426, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2017 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Plat Book 2663, Page 44, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 2876, Page 183, Register's Office for Davidson County, Tennessee.

This is improved property known as: **2415 Cabin Hill Road, Nashville, TN 37214**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this June 2, 2017.

Alan Dewayne Orender

Alan Dewayne Orender

STATE OF ~~TENNESSEE~~ Illinois
COUNTY OF Madison

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Alan Dewayne Orender** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this June 2, 2017

My commission expires 7/7/2018

Notary Public

"OFFICIAL SEAL"
JAMIE TUCKER
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES JULY 7, 2018

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 our hands this June 5th, 2017.

Michael V. Orender

Michael V. Orender

STATE OF TENNESSEE
COUNTY OF morgan

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Michael V. Orender** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this June 5th, 2017

My commission expires 9-15-18

Notary Public

DENNIS C. ARMES
STATE OF TENNESSEE NOTARY PUBLIC
MORGAN COUNTY