This instrument prepared by:
MLJ Escrow & Title, LLC
1616 Westgate Circle
Brentwood, TN 37027

File # 1704249

Bill Garrett Davidson County
Batch# 4091 DEEDWARR
09/25/2017 11:47:51 AM 2 pgs
Fees: $13.00 Taxes: $884.30

20170925-0097891

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
William Noah Denney 1137 Harold Dr. Nashville, TN 37217	USAA 275 East Rivulon Blvd. Suite 300 Gilbert, AZ 85297	107-13-24.00

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 considerations, the receipt of which is hereby acknowledged, **Barbara Orman, unmarried,** hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **William Noah Denney and Eleonore J. Denig, husband and wife,** hereinafter called the Grantee, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the plan of Patricia Heights Subdivision, Section One, as of record in Book 2331, page 130-131, Register's Office for said County, to which plan and certificate reference is hereby made for a more complete and accurate description. Said description is incorporated herein by reference the same as if copied fully herein verbatim.

Being the same property conveyed to James H. Orman and wife, Barbara Joyce Orman from Johnny Brooks and wife, Martha Brooks by Warranty Deed dated August 31, 2000, of record in Instrument No. 20000905-0087373, Register's Office for Davidson County, Tennessee. The said James H. Orman has since deceased, leaving Barbara Joyce Orman the sole owner as the surviving spouse.

SUBJECT TO THE FOLLOWING:

1. 2017 taxes are a lien and will be the responsibility of the Grantee for payment of said taxes.
2. Subject to any and all building and zoning regulations of City, County and State.
3. Subject to any and all easements which may affect the within described property.

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, his/her heirs and assigns, forever;

AND **Barbara Orman** does covenant with the said Grantee that she is lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND **Barbara Orman,** further covenants and binds her heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, their/his/her heirs and assigns, against the lawful claims of all persons whomsoever.

This is property is known as: **1137 Harold Drive, Nashville, TN 37217.**

Executed on this 21st day of September. 2017.

BARBARA ORMAN
Barbara Orman

STATE OF Alabama
COUNTY OF Limestone

Personally appeared before me, the undersigned Notary Public of said County and State, **Barbara Orman, unmarried,** 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 this 21st day of September, 2017.

Notary Public

My Commission Expires: 12-21-2020

CRYSTAL S. JONES
NOTARY PUBLIC
STATE OF ALABAMA AT LARGE
COMM. EXP 12-21-2020

STATE OF TN
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $239,000.00

$239,000.00 CWS KN

Affiant

Sworn to and subscribed to me, the undersigned, this 22 day of September, 2017.

Notary Public

My Commission Expires:

CHRISTY W. IVEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019