Bill Garrett Davidson County
Batch# 34576 DEEDWARR
12/07/2017 01:57:50 PM 2 pgs
Fees: $13.00 Taxes: $597.55
20171207-0125109

THIS INSTRUMENT PREPARED BY:
Joseph M. Barrett, Esq.
RAMSEY THORNTON BARRETT OSBORN, PLC
10200 Ramsey Way
Dickson, TN 37055
CHIC 19284

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED SIXTY ONE THOUSAND FIVE HUNDRED AND 00/100 ($161,500.00) DOLLARS, cash in hand paid by KATIE ORLOFSKE, unmarried, receipt of which is hereby acknowledged, we, LARRY J. LAME and wife, MARY F. LAME, have bargained and sold, and by these presents transfer and convey unto the said KATIE ORLOFSKE, unmarried, her heirs and assigns, a certain tract or parcel of land as follows:

> Land in Davidson County, Tennessee, being Lot No. 81 on the Map of Section One, Southlake, as of record in Book 2083, in the Register's Office for said County.
>
> Said Lot No. 81 fronts 70 feet on the east side of Holbrook Drive, and runs back between lines, 141.8 feet on the north line and 142.1 feet on the south line to a dead line in the rear on which it measures 70 feet.
>
> Being the same property conveyed to Larry J. Lame and wife, Mary F. Lame by Warranty Deed from Gladys P. Berryhill, a widow, dated April 20, 2000, of record in Book 200004250040789, in the Register's Office of Davidson County, Tennessee.
>
> This conveyance is subject to the right of way of Holbrook Drive.
>
> This conveyance is subject to all matters shown on Book 2083, Page 58, in the Register's Office of Davidson County, Tennessee.
>
> This conveyance is subject to restrictions of record in Book 2196, Page 350 and Book 2240, Page 313, in the Register's Office of Davidson County, Tennessee.
>
> This conveyance is subject to an Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage in favor of Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4834, Page 451, in the Register's Office of Davidson County, Tennessee.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said KATIE ORLOFSKE, unmarried, her heirs and assigns, forever. And we do covenant with the said KATIE ORLOFSKE, unmarried, that we are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered except for 2017 Davidson County property taxes which have been prorated and will be paid by Grantees. And we do further covenant and bind ourselves, our heirs and representatives,

to warrant and forever defend the title to said land to the said KATIE ORLOFSKE, unmarried, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS, on this 6th day of December, 2017.

LARRY J. LAME

MARY F. LAME

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainors, LARRY J. LAME and wife, MARY F. LAME, with whom I am personally acquainted or who were proved on the basis of satisfactory evidence to me to be the persons described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that they executed the foregoing instrument as their free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 6th day of December, 2017.

NOTARY PUBLIC

My Commission Expires: MAY 17, 2021

JOSEPH M. BARRETT NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DICKSON My Comm. Exp. 5-17-2021

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $161,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed to before me this 6th day of December, 2017.

NOTARY PUBLIC

My Commission Expires: MAY 17, 2021

JOSEPH M. BARRETT NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DICKSON My Comm. Exp. 5-17-2021

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Tax Map 133 03 0
Parcel No. 041.00

ADDRESS OF NEW OWNERS AND
SEND TAX BILLS TO:
Mr. KATIE ORLOFSKE
3228 HOLBROOK DR.
NASHVILLE, TN 37211