Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

(1)

SolmonParks File No. 80170173

Bill Garrett Davidson County
Batch# 45199 DEEDWARR
01/08/2018 09:33:50 AM 2 pgs
Fees: $13.00 Taxes: $1,276.50
20180108-0002067

KRISTEN JACOBY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $345,000.00.

Affiant

Subscribed and sworn to before me, this 8th day of January, 2018.

Notary Public

My commission expires: 10-3-2020

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Buford Horner Ortale, Jr. and Buford Horner Ortale	Brand Mortgage	**103-04-0-010.00**
4502 Idaho Avenue	3415 George Busbee Pkwy, St 200	
Nashville, TN 37209	Kennesaw, GA 30144	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Chris Farren, married

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Buford Horner Ortale, Jr. and Buford Horner Ortale, as joint tenants with right of survivorship

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 403, and the westerly 10 feet of Lot 401, Block 21 on the Plan of Charlotte Park Company's First Addition to Nashville of record in Book 57, Page 103, 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 Chris Farren by General Warranty Deed from Jessica Berrier, f/k/a Jessica Gail Inkster of record as Instrument No. 20150112-0003320 in the Register's Office for Davidson County, Tennessee.

This is not the marital residence of Grantor or Grantor's spouse.

This is improved property known as 4502 Idaho Avenue, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been paid at closing and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 5th day of January, 2018.

Chris Farren

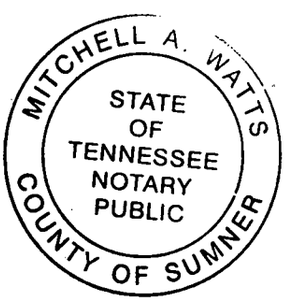
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Chris Farren, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained and who swore to the statements made above and subscribed his name above.

Witness my hand and official seal this 5th day of January, 2018.

Notary Public

My Commission Expires: 7.19.21



SolomonParks File No. 80170173