WARRANTY DEED

SHELLY M SMITH
NOTARY PUBLIC
STATE OF TENNESSEE
SUMNER COUNTY
My Commission Expires 4-18-22

R-BR-18-5204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $434,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF JUNE, 2018.

Notary Public

MY COMMISSION EXPIRES: 4-18-22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Bill Garrett Davidson County
Batch# 107774 **DEEDWARR**
06/25/2018 10:00:32 AM 2 pgs
Fees: $13.00 Taxes: $1,605.80
20180625-0060862

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Amy Gardner and Mike Cortese	New Owner	
(NAME)	(NAME)	**172-06-0A-088.00-CO**
5204 Whispering Valley Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **GAVIN L. ORGAIN AND AND NICOLE K. ORGAIN, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **AMY GARDNER, AN UNMARRIED WOMAN and MIKE CORTESE, AN UNMARRIED MAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 98 on the Plan of Final Plat of Mountain View, Section 2 of record in Plat Book 9700, Page (s) 656 and 657, 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 Gavin L. Orgain and Nicole K. Orgain, husband and wife by Warranty deed from Phillip W. Brooks and wife, Karla W. Brooks of record in Instrument No. 20140421-0032654 Register's Office for Davidson County, Tennessee, dated April 17, 2014 and recorded on April 21, 2014.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years.
- Plan of record in Plat Book 9700, Pages 656 and 657, Register's Office for Davidson County, Tennessee.
- Declaration of Covenants, Conditions and Restrictions for Mountain View of record in Book 10053, Page 239, amended in Book 10496, page 311 and Book 10919, page 327, Register's Office for Davidson County, Tennessee.
- Charter Mountain View Homeowners Association, Inc. of record in Book 10496, Page 380, in the Register's Office for Davidson County, Tennessee.
- By-Laws of Mountain View Homeowners Association, Inc. of record in Book 10496, Page 391, in the Register's Office for Davidson County, Tennessee.
- Dedication of Common Areas to Mountain View Homeowners Association, Inc. of record in Book 10929, Page 984, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5204 Whispering Valley Drive, Nashville, Tennessee 37211**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their 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.

Witness my/our hand(s) this the 22nd DAY OF JUNE, 2018.

Gavin L. Orgain

Nicole K. Orgain

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 22nd of June, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 22nd of June, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212