THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 180717198

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

Bill Garrett Davidson County
Batch# 129197 DEEDWARR
08/15/2018 11:49:26 AM 2 pgs
Fees: $13.00 Taxes: $1,369.00

20180815-0080799

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $270,000.00.

Affiant

Subscribed and sworn to before me, this 13th day of August, 2018.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
William W. Martin 3761 Nottingham St Houston, TX 77005	New Owner	Tax Parcel ID No. 104-13-0A-064.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John S. Orr, Jr., married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William W. Martin and Lauren B. Martin, husband and wife,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Building Site No. 64 located on Lot No. 1 , as shown on the map entitled Richmeade Place Section IV, of record in Plat Book 5210, page 16, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JOHN S. ORR, JR., by deed from SIRVA RELOCATION, LLC, A LIMITED LIABILITY COMPANY, of record in Instrument No. 20061002-0121851 , dated September 19, 2006 , said Register's Office.

Said property was never the marital residence of the Grantor.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 104-13-0A-064.00 CO.

Matters shown on the Plan of record in Plat Book 5210, page 16, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 4941, page 637, amended in Book 5036, page 338, Book 5039, page 256 and Book 5238, page 385, said Register's Office.

This is improved property located at 401 Bowling Avenue Unit 72 Nashville TN 37205

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13th day of August, 2018.

John S. Orr, Jr.

STATE OF Georgia)
COUNTY OF Gwinnett)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John S. Orr, Jr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of August, 2018.

Notary Public

My Commission Expires: Aug. 02- 2021

Official Seal
RUCHITA PATEL
Notary Public, Gwinnett County, GA
My Commission Expires August 2, 2021