#34475

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 34475-09-2018**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $655,000.00. Affiant Subscribed and sworn to before me this 27th day of September, 2018. Notary Public My Commission Expires:

BRADD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 7, 2019

WARRANTY DEED

Address New Owner: Donald B. Orr, Trustee 1001 Belle Meade Blvd Nashville, TN 37205	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 091 15 0 291 00

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, **Matthew Kaminski and Jennifer Wray, husband and wife**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Donald B. Orr, Trustee of the Donald C. Orr, II Trust Agreement dated May 8, 2018** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 208 50th Avenue N., Nashville, TN 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

Karen Y Johnson Davidson County
Batch# 146490 DEEDWARR
09/28/2018 02:20:30 PM 4 pgs
Fees: $23.00 Taxes: $2,423.50
20180928-0096483

IN WITNESS WHEREOF, Grantor has executed this instrument on the 27th day of September, 2018.

Matthew Kaminski, by Jennifer Wray, his Attorney-in-fact

Jennifer Wray

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jennifer Wray, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Matthew Kaminski, and she is authorized by Matthew Kaminski to execute this instrument on his behalf.

Witness my hand, at office, this 27th day of September, 2018.

Notary Public

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand, at office, this 27th day of September, 2018.

Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being the North one-half of Lot No. 812 and the North one-half of the West 35 feet of Lot No. 810, Block 35, Charlotte Park Company's First Addition, as of record in Book 57, page 103, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Matthew Kaminski and Jennifer Wray, as tenants by the entirety (the entirety interest) and Dorothy Kaminski, married, (The individual interest), the entirety interest and the individual interest, as they relate to each other, being held as joint tenants with right of survivorship, by deed from Mina Kashani, married of record in Instrument No. 20160425-0039647, dated April 22, 2016, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated April 19, 2017 of record in Instrument No. 20170504-0044073, Register's Office for said County, Dorothy Kaminski, married, conveyed her interest in subject property to Matthew Kaminski and Jennifer Wray, husband and wife.

This conveyance is made subject to:

1. State and County taxes for the year 2018, which have been prorated and assumed by Grantee. Map and Parcel No. 091 15 0 291 00.
2. All matters appearing on the Plan of record as Book 57, page 103, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

