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

CRT File No. 190119022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $427,000.00.

Affiant

Subscribed and sworn to before me, this 22nd day of February, 2019.

Notary Public
My Commission Expires: _____

MCKENZIE TEASLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 17, 2020

Karen Johnson Davidson County
Batch# 198337 DEEDWARR
02/25/2019 08:36:42 AM 2 pgs
Fees: $13.00 Taxes: $1,579.90

20190225-0016486

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kevin W Orndorff and Marguerite N Orndorff 204 Wilsonia Avenue Nashville, TN 37205	New Owner	Tax Parcel ID No. 131-03-0-198.00

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, **Jeffrey Johns Foster, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kevin W Orndorff and Marguerite N Orndorff, husband and wife,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

The property herein conveyed is located in Davidson County, Tennessee, and more particularly described as follows:

Being the Westerly part of Lot No. 56 on the Map of Neil Hunt's Subdivision, as of record in Book 974, Page 19.

Said part of said Lot No. 56 fronts 60 feet on the Southerly side of Temple Avenue, and extends back 186.66 feet on the Westerly line and 188.99 feet more or less on the Easterly line, to a dead line in the rear on which it measures 59.9 feet.

Being the same property conveyed by Quitclaim Deed from Margaret H. Foster, a single person to Jeffrey Johns Foster with reservation of a Life Estate for Margaret H. Foster, as recorded on the 16th day of June, 2016 in Instrument No. 20160616-0060837; Quitclaim Deed from Terry L. Foster, Executor of the Last Will and Testament of Evelyn Lovelace to Margaret H. Foster, as recorded on the 21st day of May, 2004 in Instrument No. 20040521-0059925 and Warranty Deed from Ira T. Adams and wife, Martha S. Adams to Evelyn Lovelace, unmarried, as recorded on the 27th day of August, 1965 in Deed Book 3928, Page 794, in the Register's Office of Davidson County, Tennessee.

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.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of NEIL HUNT'S SUBDIVISION, as recorded in Plat Book 974, Page(s) 19.

Agreement for dedication of easement for Sanitary Sewers and/or Storm Drainage as set forth in instrument recorded in Book 4110, Page 207.

This is improved property located at 1719 Temple Avenue Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 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 22nd day of February, 2019.

Jeffrey Johns Foster

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Marshall (Col))

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jeffrey Johns Foster, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of February, 2019.

Carol P Henderson
Notary Public

My Commission Expires: 11/30/2022

CAROL P. HENDERSON
STATE OF TENNESSEE
NOTARY PUBLIC
MARSHALL COUNTY