Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr, #290
Brentwood, TN 37027
B19-1093

Karen Johnson Davidson County
Batch# 234829 DEEDWARR
05/24/2019 03:40:45 PM 2 pgs
Fees: $13.00 Taxes: $1,100.75
20190524-0049665

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $297,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 23rd day of May, 2019

Notary Public

Commission Expires: _____

Address of New Owner	Send Tax Bills To:	Map & Parcel
Cameron Marburger 805A Beth Drive Nashville, TN 37206	Movement Mortgage, LLC 8024 Calvin Hall Road Indian Land, SC 29707	147-04-0-173.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Luis A. Orozco and Jethsemane Orozco, husband and wife,

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Cameron Marburger, an unmarried man, CM

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A 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. 1 on the Plan of Resubdivision Lot No. 38, Section 2, Beverly Heights of record in Plat Book 4470, Page 5, 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 Luis A. Orozco by Warranty deed from Melvin E. Valdez and wife, Sandra Elena de la Roca Valdez of record in Instrument No. 20070307-0028188 Register's Office for Davidson County, Tennessee, dated February 28, 2007 and recorded on March 7, 2007. Further being the same property conveyed to Luis A. Orozco and Jethsemane Orozco, husband and wife, as joint tenants by Quitclaim deed from Luis A. Orozco, a married man of record in Instrument No. 20160714-0072276 Register's Office for Davidson County, Tennessee, dated June 23, 2016 and recorded on July 14, 2016.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 4805 Foley Drive, Nashville, TN 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 GRANTEES, their heirs and assigns forever; and we so

covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 23rd day of May, 2019.

Luis Orozco

Jethsemane Orozco

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Luis Orozco and Jethsemane Orozco** 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.

Witness my hand and official seal at Brentwood, Tennessee this 23rd day of May, 2019.

Notary Public
My Commission Expires: 1/13/20

(Notary Seal)

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY