Name and Address of New Owner:
Cole Gorman and Ashley Gorman
3708 Inglewood Circle South
Nashville, TN 37216

Send Tax Bills To:
~~New Owner~~ c/o CAPSTAR BANK
2002 RICHARD JONES RD, STE 300A
NASHVILLE, TN 37215
This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 07208001300

Karen Johnson Davidson County
Batch# 249774 DEEDWARR
06/27/2019 03:26:23 PM 2 pgs
Fees: $13.00 Taxes: $1,202.13

20190627-0062689

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **DeWitt Family Properties, LLC, an Indiana Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Ashley Gorman and Cole Gorman, wife and husband,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 5, Block "B" on the plan of Inglewood Terrace, of record in Plan Book 1130, Page 1, Register's Office for said County.

Said Lot No. 5 fronts 66 feet on the southerly margin of Inglewood Circle South and extends back 130 feet on the easterly line and 153 feet or the westerly line to a dead line in the rear, meâsuring 98 feet thereon.

Being the same property conveyed to DeWitt Family Properties, LLC by Quitclaim Deed from Edward L. DeWitt and wife, Dorothy T. DeWitt dated April 8th 2016 and recorded September 23rd 2016 in Instrument No. 20160923-0100434 in the Official Records of Davidson County, Tennessee.

And further being the same property conveyed to Edward L. DeWitt and wife, Dorothy T. DeWitt by Warranty Deed from Larry K. Borum and Deborah C. Borum dated February 27th 2015 and recorded March 18th 2015 in Instrument No. 20150318-0023249 in the Official Records of Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been prorated, 2019 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 21st day of June, 2019.

DeWitt Family Properties, LLC, an Indiana Limited Liability Company

Edward & Dorothy DeWITT Revocable Living Trust UAD 09/01/2015

By: _____(SEAL)
Edward DeWITT, Trustee

By: _____(SEAL)
Dorothy DeWITT, Trustee

STATE OF Oregon
COUNTY OF Deschutes

Before me, Wendy Castillo of the state and county mentioned, personally appeared Edward DeWITT and Dorothy DeWITT Trustees of the Edward & Dorothy DeWITT Revocable Living Trust UAD 09/01/2015, as Managing member of DeWitt Family Properties, LLC, an Indiana limited liability company, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Trustees of the Edward & Dorothy DeWITT Revocable Living Trust UAD 09/01/2015, Managing Member of DeWitt Family Properties, LLC, the within named bargainor, an Indiana Limited Liability Company, and that such Edward & Dorothy DeWITT Revocable Living Trust UAD 09/01/2015 and that such person(s) is authorized to execute this instrument in such capacity as Trustees of such Trust.

Witness my hand and seal, at office this 20th day of June, 2019.

_____
Notary Signature

My commission expires: January 23, 2021

OFFICIAL STAMP
WENDY L CASTILLO
NOTARY PUBLIC-OREGON
COMMISSION NO. 957991
MY COMMISSION EXPIRES JANUARY 23, 2021

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $324,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this 21st day of June, 2019.

_____
Notary Public
My commission expires: _____
File No. 19-408

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