WARRANTY DEED

Karen Johnson Davidson County
Batch# 302474 DEEDWARR
10/17/2019 02:49:07 PM 2 pgs
Fees: $13.00 Taxes: $74.00

20191017-0106659

JM-BR-18-7900

DAVID DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $20,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF OCTOBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 07/06/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Rocky Hendrickson and Cindy Hendrickson	**NEW OWNER**	
(NAME)	(NAME)	**113-00-0-127.00**
8514 Bethlehem Road		
(ADDRESS)	(ADDRESS)	
Springfield, TN 37172		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **WILLIAM RON ORTON, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ROCKY HENDRICKSON AND CINDY HENDRICKSON, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being in the 9th Civil District and described according to a survey made by Ralph Lambert and Son Surveyors, dated July 25, 1975, as follows:

Beginning at a railroad spike in the center of Buffalo Road , being I. B. Butler's Southeast corner; thence with the center of said road, North 51 degrees East 200 feet to an iron spike; thence North 6 degrees 30 minutes East 390.4 feet to a point in a fence row in the Southern boundary of the Jesse J. Crowell tract; thence North 65 degrees 14' West 295.57 feet to an iron pin and a pile of stone; thence North 10 degrees East 396 feet to the point of beginning, containing 1.93 acres, more or less.

Being a portion of the same property conveyed to William Ron Orton by Quitclaim deed from Andy Ray Work, unmarried of record in Instrument No. 20030424-0055044 Register's Office for Davidson County, Tennessee, dated April 24, 2003 and recorded on April 24, 2003.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- Water Line Easement to Harpeth Valley Utility District of record in Book 5556, Page 598, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7900 Buffalo Road, Nashville, Tennessee 37221**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 11th DAY OF OCTOBER, 2019.

William Ron Orton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 11th of October, 2019.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212