Karen Johnson Davidson County
Batch# 334236 DEEDWARR
12/26/2019 08:59:27 AM 2 pgs
Fees: $13.00 Taxes: $767.75
20191226-0132821

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:

Capital City Title Services, LLC
405 Two Mile Pike, Suite B
Goodlettsville, TN 37072
BTA# 2019111197

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Alexander Abels 5403 Georgia Avenue Nashville, TN 37209	Alexander Abels C/O Quicken Loans Inc., ISAOA 1050 Woodward Avenue Detroit, MI 48226	091-11-0-017.00

WARRANTY DEED

THIS INDENTURE, made this 23rd day of December, 2019 between **DENNIS C. ORMAN**, unmarried, resident of Davidson County, Tennessee ("Grantor") and **ALEXANDER ABELS** and wife, **LAUREN ABELS**, residents of Davidson County, Tennessee (collectively "Grantee"),

FOR AND IN CONSIDERATION OF $1.00 and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, the Grantor has this day bargained, sold, transferred, and conveyed and by these presents does bargain, sell, transfer and convey unto the Grantee the following said real property, to wit:

Land in Davidson County, Tennessee, and being lot No. 50 on the Revised Plan of Morrow Meadows, Section One, as of record in Book 2083, Page 105, Register's Office for said County, described as follows:

BEGINNING on the Southerly margin of Georgia Avenue at the corner of lots Nos. 49 and 50; thence with the line between said two lots, Southeastwardly 104.93 feet to the Northerly line of lot No. 48; thence with said line, Eastwardly 11.93 feet to a corner of lot No. 33; thence with the Northwesterly line of said lot No. 33, North-Eastwardly 49.89 feet to the corner of lots Nos. 32 and 50; thence with the line between lots Nos. 32 and 50, Northwestwardly 100 feet to the Southerly margin of Georgia Avenue; thence with said Avenue, Southwestwardly 60 feet to the beginning.

BEING the same property conveyed to Dennis C. Orman and wife, Nora Ruth Orman by Warranty Deed from William E. Longworth and wife, Margaret B. Longworth of record in Book 2745, Page 39 in the Register's Office for Davidson County, Tennessee, dated April 10, 1958 and recorded on April 15, 1958. Nora Ruth Orman died on or about April 15, 2018, leaving Dennis C. Orman the surviving tenant by the entirety.

Grantor Initials: DCO Grantee Initials: AA LA

NO NEW BOUNDARY SURVEY WAS DONE AT TIME OF CONVEYANCE.

THIS CONVEYANCE IS SUBJECT to all applicable restrictions, easements, set-back lines, and other conditions shown of record in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT to Davidson County, Tennessee taxes for the current year, which are prorated between the parties hereto.

With the hereditaments and appurtenances thereunto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** aforesaid real estate to the Grantee, their successors and assigns in fee simple forever.

Grantor covenants that Grantor, for Grantor and for Grantor's heirs, executors and administrators, is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantor will forever warrant and defend the same against lawful claims of all persons whomsoever.

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 hereunder set Grantor's hand and seal as of the date first recited above.

DENNIS C. ORMAN

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 23rd of December, 2019, before me personally appeared Dennis C. Orman, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

Printed Name: Troy D. Brown

My commission expires: 2/2/20

TROY D. BROWN TENNESSEE NOTARY PUBLIC COUNTY OF KNOX

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ **207,500.00**, which amount is equal to or greater than the amount which property transferred would command at a fair and voluntary sale.

Affiant/Grantee

Subscribed and sworn to before me this 23rd day of December, 2019.

Notary Public

My commission expires: 2/2/20

TROY D. BROWN TENNESSEE NOTARY PUBLIC COUNTY OF KNOX