THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 35572-06-2020**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whiche transfer is: $782,000.00. Affiant Subscribed and sworn to before me this 1st da. Notary Public My Commission Expires:

Karen Johnson Davidson County
Batch# 437407 **DEEDWARR**
07/14/2020 01:12:09 PM 3 pgs
Fees: $18.00 Taxes: $2,893.40

20200714-0076939

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 202

WARRANTY DEED

Address New Owner: Justin Schoeff & Ashley M. Schoeff 208 50th Avenue N. Nashville, TN 37209	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 091 15 0 291 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, **Donald B. Orr, Trustee of the Donald C. Orr, II Trust Agreement dated May 8, 2018**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Justin Schoeff and Ashley M. Schoeff, husband and wife** ("Grantee"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 208 50th Avenue N., Nashville, TN 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 1st day of July, 2020.

Donald B. Orr, Trustee of the Donald C. Orr, II
Trust Agreement dated May 8, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Donald B. Orr, Trustee of the Donald C. Orr, II Trust Agreement dated May 8, 2018, 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, at office, this 1st day of July, 2020.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 2, 2023

EXHIBIT "A"

Land in Davidson County, Tennessee, being the North one-half of Lot No. 812 and the North one-half of the West 35 feet of Lot No. 810, Block 35, Charlotte Park Company's First Addition, as of record in Book 57, page 103, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Donald B. Orr, Trustee of the Donald C. Orr, II Trust Agreement dated May 8, 2018, by deed dated September 27, 2018 from Matthew Kaminski and Jennifer Wray, husband and wife, of record in Instrument No. 20180928-0096483, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2020, a lien, but not yet due and payable, which have been prorated by the parties and assumed by the Grantee. Map and Parcel No. 091 15 0 291 00.
2. All matters appearing on the Plan of record as Book 57, page 103, Register's Office for Davidson County, Tennessee.