File No. 60515

WARRANTY DEED

DEBORAH A. RAND NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY My Commission Expires December 21, 2009

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $76,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF JULY, 2006.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Douglas Ray Smith	Same as new owner	044 05 0 121.00
(NAME)	(NAME)	044 05 0 120.00
1407 Winthorne Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Orion Partners, L.P., HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Douglas Ray Smith, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT 1: BEING Lot No. 77 on the Plan of Rayon City, of record in Plat Book 843, Page 13, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Orion Partners, L.P. by deed from Ellen Hobbs Lyle, Chancellor – Clerk & Master, dated February 4, 2003, of record in Instrument No. 20040120-0007653, Register's Office, Davidson County, Tennessee.

TRACT 2: BEING Lot No. 76 on the Plan of Rayon City, of record in Plat Book 843, Page 13, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Orion Partners, L.P. by deed from Ellen Hobbs Lyle, Chancellor – Clerk & Master, dated February 14, 2003, of record in Instrument No. 20040120-0007651, Register's Office, Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 203 Ensley Avenue, Old Hickory, TN 37138

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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 used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Davidson County DEEDWARR
Recvd: 07/25/06 14:00 2 pgs
Fees:13.00 Taxes:281.20

20060725-0089549

File No. 60515
Witness my hand this 19th day of July, 2006.

Orion Partners, L.P.

By: Richard Chen
Richard Chen, CEO of Orion Group Management, LLC,
General Partner

State of New York
County of Orange

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Richard Chen with whom I am personally acquainted and who upon his oath acknowledged himself to be the CEO of Orion Group Management, LLC, a Delaware limited liability company, a General Partner of Orion Partners, LP, a Delaware limited partnership, the within named bargainor, and that he as such general partner being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the limited partnership as such general partner.

Witness my hand and official seal this 19th day of July, 2006.

Commission expires: 5/22/10

June Patterson
Notary Public

STATE OF NEW YORK NOTARY PUBLIC
JUNE PATTERSON
Notary Public, State of New York
Qualified in Orange County
Registration No. 01PA6146631
Commission Expires May 22, 20 10